



TIDEMANN
REAL ESTATE

HUTCHINSON FLEX OPPORTUNITY

930 E. 4th, Hutchinson, KS 67501



PRICING IMPROVEMENTS! FOR SALE OR LEASE

\$535,030	\$3,500/Mo., NNN Divisible: Negotiable
SALE PRICE	LEASE RATE
29,750 SF (0.68 A)	14,800 ± SF
SITE SIZE	BUILDING SIZE
14,800 ± SF, Divisible	C-4 -Special Commercial District
TOTAL AVAILABLE SPACE	ZONING

SINGLE OR MULTI-TENANT USERS

YEAR BUILT:
1970, 1979, 1985, 2020

CONSTRUCTION:
Steel/Concrete Block

CEILING HEIGHT: 12' - 24'
10' sidewalls (west portion)
20' sidewalls (east portion)

DRIVE-IN DOORS: 5
3- 14'x12' tall
1- 10'x10'
1- 12'x12'

2025 TAXES: (\$1.09/SF)
Generals: \$15,605.46
Specials: \$530.00

HIGHLIGHTS

- **Flexible Space:** Single tenant or DIVISIBLE for multi-tenant and multi-use!
- **Sale or Lease:** Office + Free-span warehouse in Hutchinson, KS.
- Warehouse equipped with floor drains.
- Building offers heat-only climate.
- Great access to K-61/Ken Kennedy Freeway.
- *Contact Broker to discuss flexible space options.*



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SOUTH CENTRAL KANSAS

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PHOTOS



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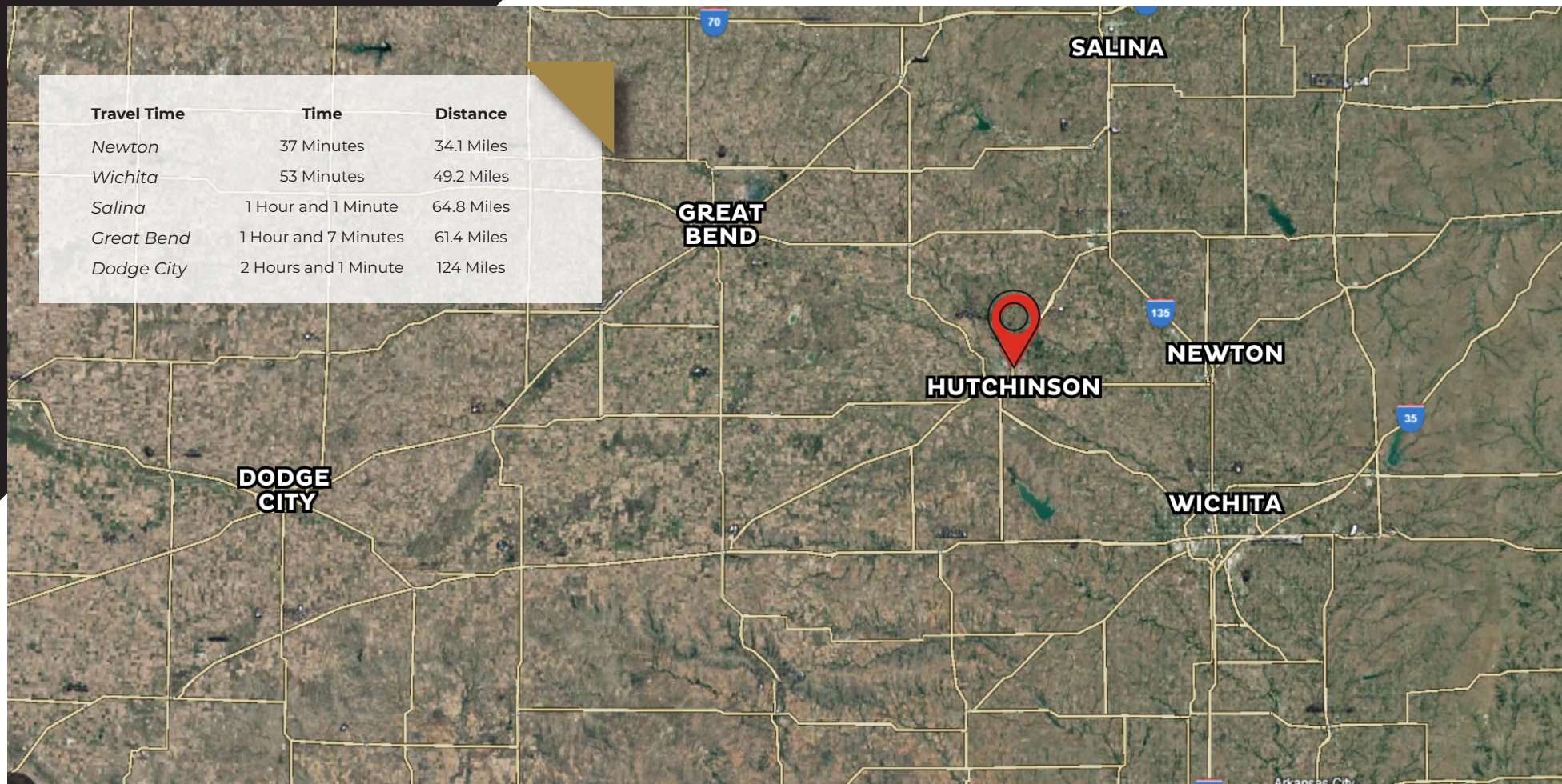
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All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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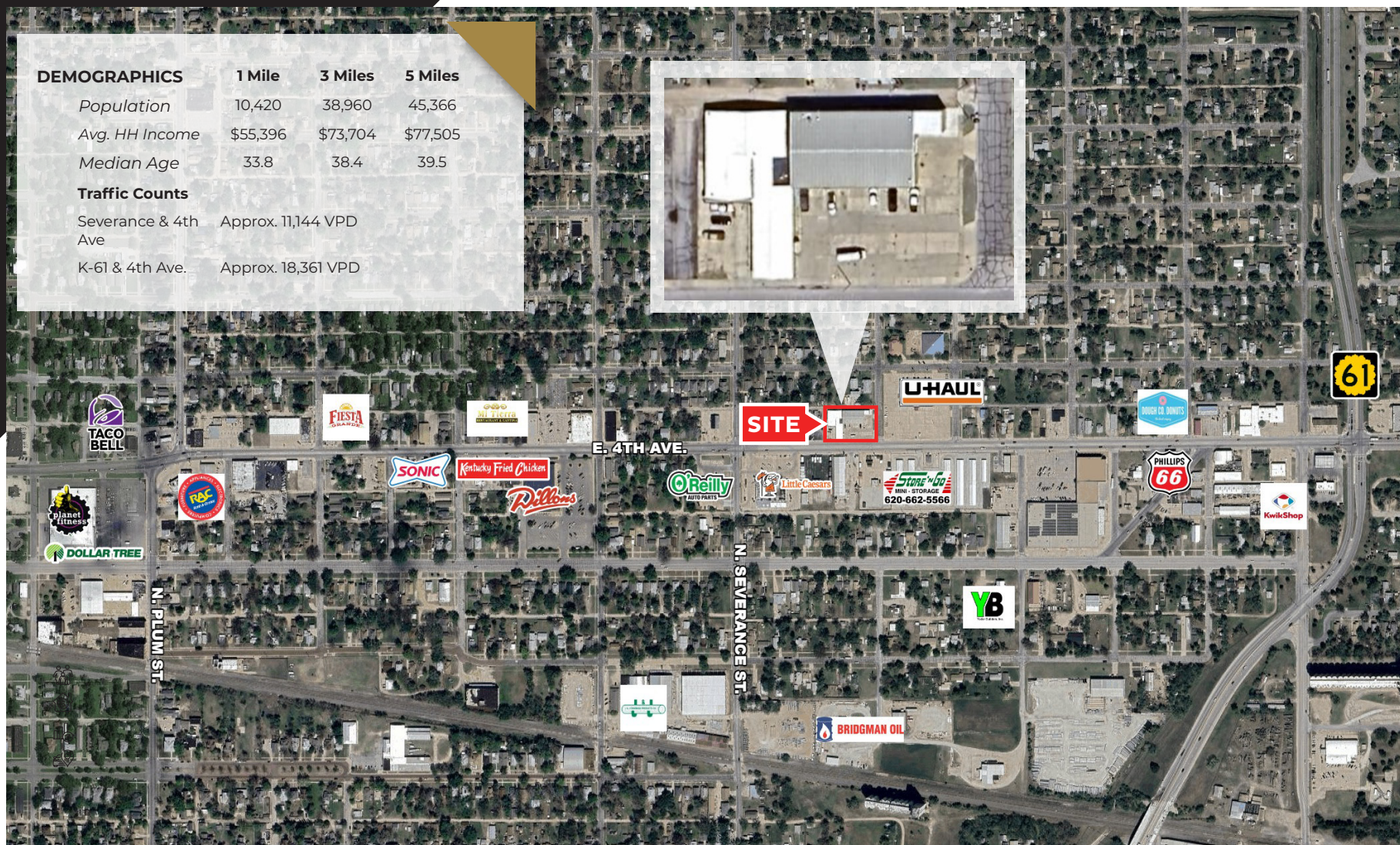


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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,420	38,960	45,366
Avg. HH Income	\$55,396	\$73,704	\$77,505
Median Age	33.8	38.4	39.5
Traffic Counts			
Severance & 4th Ave	Approx. 11,144 VPD		
K-61 & 4th Ave.	Approx. 18,361 VPD		



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