



HARD CORNER LOT – 3.1 ACRES WITH 40' X 70' FLEX BUILDING FOR SALE 10042 SW DIAMOND RD., AUGUSTA, KS 67010

SALE PRICE \$595,000.00
SITE SIZE 3.1± ACRES
BUILDING SIZE 2,800± SF
OVERHEAD DOORS 3 - 10' X 12'
CLEAR HEIGHT 12'
POWER 200 AMP
ZONING GENERAL COMMERCIAL*

2025 TAXES
TO BE DETERMINED.
REZONED IN 2026.

PROPERTY HIGHLIGHTS

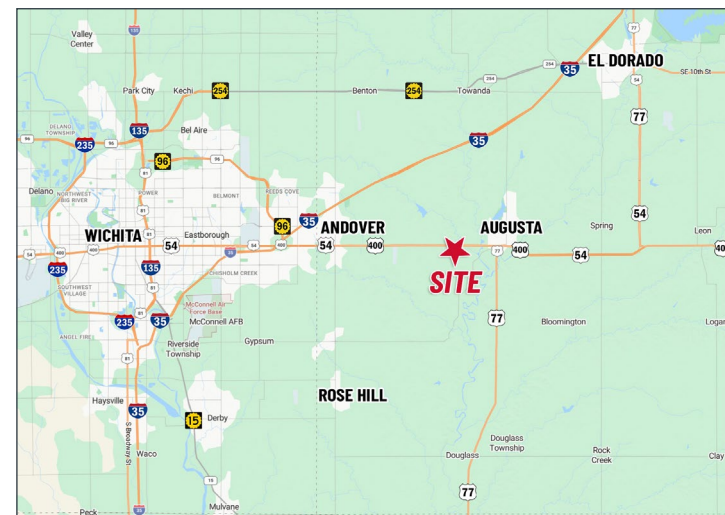
- 3.1 acre hard corner with Hwy. 54/400 access.
- Existing 40'x70' flex building with (3) 10'x12' overhead doors.
- 5" concrete floors and pad with gravel lot.
- High visibility with approximately 300 ft. of Hwy. 54/400 frontage.

TRAFFIC COUNTS

SANTA FE LAKE RD. & US HWY. 400 19,536 VPD

HIGHWAY ACCESS

54 0.1 Miles **77** 2.8 Miles **35** 29.7 Miles **135** 16.3 Miles



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WEIGAND
COMMERCIAL

AERIAL VIEW



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