

WAREHOUSE WITH FREEZER

3900 E. 12th Ave. | Winfield, KS 67156
SALE \$995,000.00 LEASE CONTACT BROKER

PRICE REDUCED



SITE SIZE
5.9 ACRES

BUILDING SIZE
11,908± SF (PER COUNTY)

AVAILABLE SPACE
11,908± SF

POWER
800 AMP, 480V, 3-PHASE

ZONING
I-1 LIGHT INDUSTRIAL

YEAR BUILT
2006

CEILING HEIGHT
14' - 19'

DOCK DOORS
2

OVERHEAD DOORS
4 (12' X 12')

PARKING
42 PEDESTRIAN CAR PARKS
28 TRUCK/RV PLUG-INS

2023 TAXES

GENERALS: \$38,664.86 SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Office/warehouse available in Winfield, Kansas.
- Office – 40' wide x 53' deep,* plus additional maintenance and HVAC closet.
- Free-standing freezer – 56' x 60.*
- Drive-in area – 40' deep x 85' wide.*
- 28 truck/RV plug-ins.
- 2 ADA restrooms.
- Recent landscaping improvements.
- Excellent access to all major arterials, including U.S. Hwy. 160, U.S. Hwy. 77, and K-360 via 12th Ave./Gottlob Pkwy.

*Dimension references are estimated and should be verified by Buyer/Tenant.



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

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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.



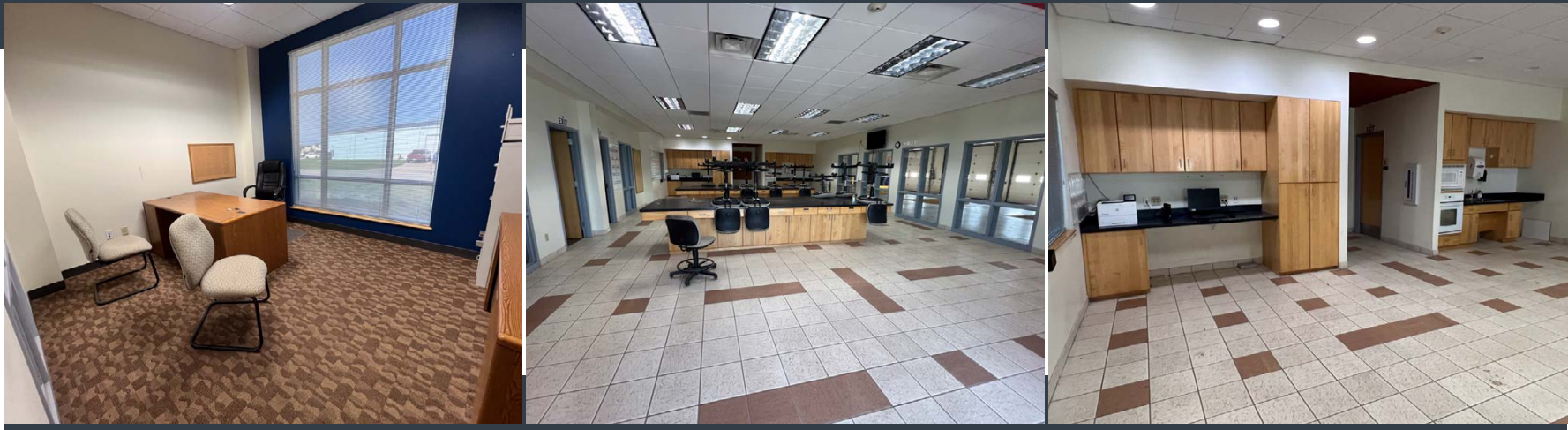
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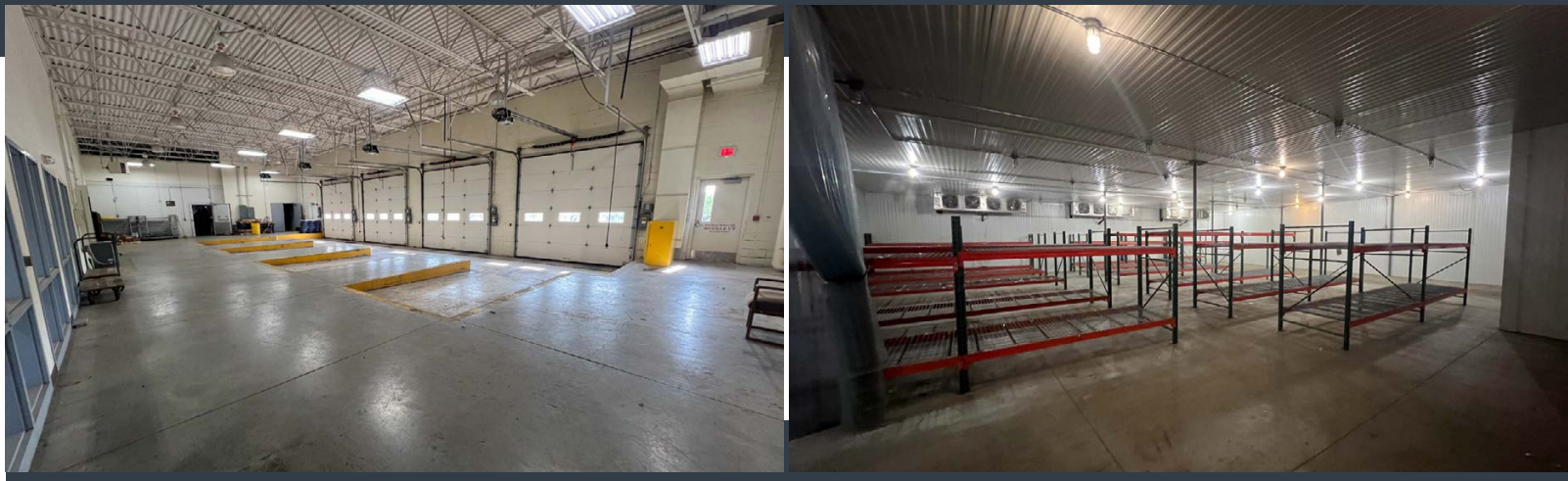
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OFFICE



WAREHOUSE



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