

# For Sale



515 S. 4th Street, Osage City, Kansas, 66523  
205,000 SF | 18.50 acres





# Executive Summary

Colliers is pleased to present the opportunity to acquire this 205,000 SF manufacturing facility on 18.50 acres in Osage City, Kansas. The facility, most recently occupied by ORBIS Corporation, is a leading manufacture in North America of plastic reusable containers and pallets.

The property was previously used for Injection Molding manufacturing and those building infrastructure and equipment improvements still remain. Contact broker for additional details.

Osage City, Kansas is a tertiary market located approximately 85 miles southwest of Downtown Kansas City and approximately 116 northeast of Wichita. Osage City currently has a population of about 2,816 residents with a median household income of \$45,504, and a median home value of \$127,830. Osage City has an employment base of about 900 people, 59% in white collar industries, 28% in blue collar industries, and the remaining 13% in the service sector.

Osage City's laborshed extends 36 miles north to Topeka, 32 miles east to Ottawa and 34 miles southwest to Emporia. Ottawa and Emporia industrial markets are slightly larger with markets in the size of 4.3 million SF and 3.5 million SF respectively, while Topeka is a more established industrial market with a current inventory of nearly 20.5 million SF.

## Property Summary

Address	515 S. 4th Street, Osage City, Kansas
Property Type	Manufacturing facility
Building Size	205,000 SF
Office Area	8,215 SF
Site Acreage	18.50 acres
Year Built/Renovated	1963/1967/1972/1980
Clear Height	12'-24'
Loading	Dock-high and drive-in doors
Power	Heavy. 4,000+ amps, 480/277v, three transformers on site
Rail	BNSF. Active rail spur previously used by ORBIS
Roof	60 mil TPO Roof System. Replaced in 2023 with a 20-year warranty

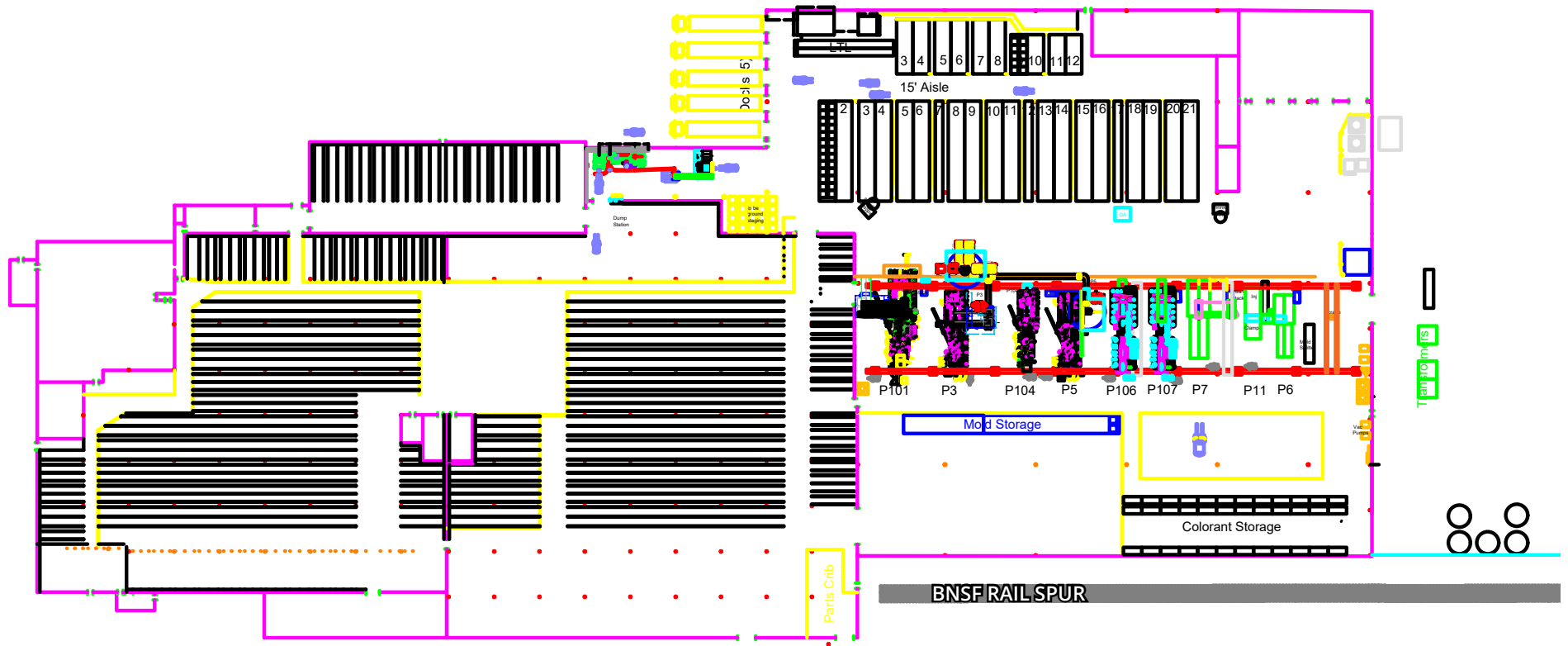
## Pricing Summary

Sale Price	\$4,100,000 (\$20/SF)
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# Property Aerial



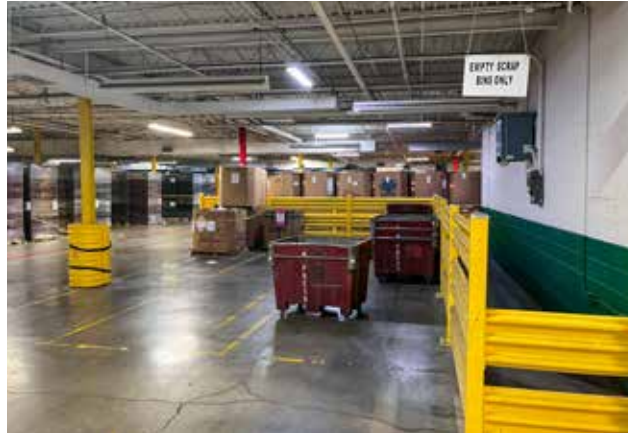
# Building Floor Plan



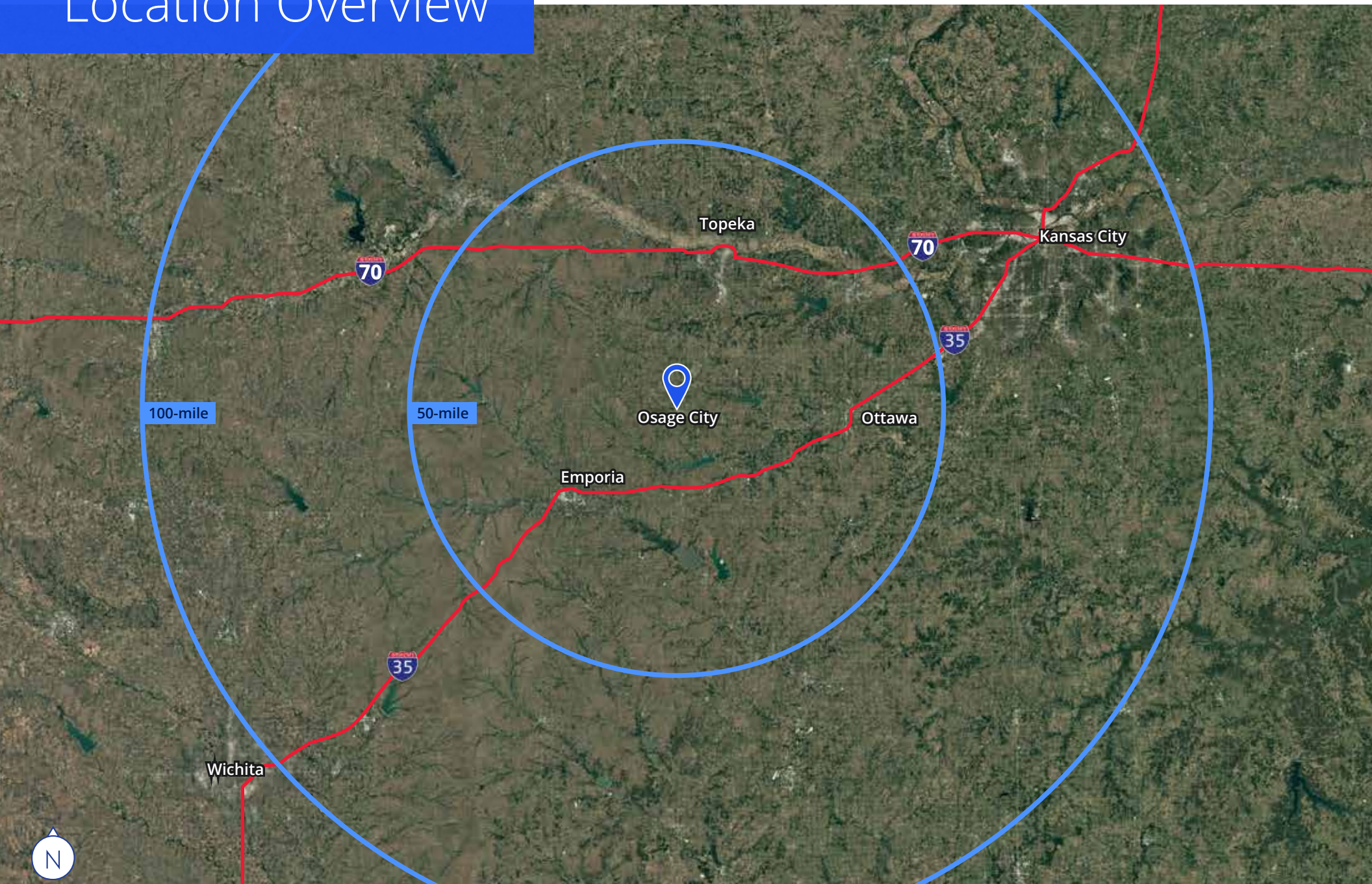
# Property Photos



# Production Area Photos



# Location Overview





## Market Overview

Located in East-Central Kansas, Osage City provides a strategic setting for manufacturing and logistics operations, combining small-town efficiency with strong regional connectivity. Positioned along U.S. Highway 56 and just 30 minutes from I-35, the city offers easy access to major commercial corridors without the congestion of urban centers. It lies approximately 85 miles from Downtown Kansas City and 116 miles from Wichita, with Topeka, Ottawa, and Emporia all within a 40-mile radius.

Osage City supports an active industrial market, available development sites, and a responsive local government—creating a cost-effective, business-friendly environment. Employees benefit from short commutes, affordable housing, and nearby amenities including schools, recreation, and essential services. The balance of accessibility, workforce stability, and quality of life makes Osage City an attractive destination for industrial users seeking long-term success in a connected, supportive market.

Population  
50-Mile Radius

456,743

Labor Force (Age 16+)  
50-Mile Radius

242,616

Median Household  
Income 50-Mile Radius

\$67,989

Population  
75-Mile Radius

1,877,752

Labor Force (Age 16+)  
75-Mile Radius

1,877,752

Median Household  
Income 75-Mile Radius

\$78,264

## Top Industrial-Targeted Segments in Osage County

### Manufacturing and Fabrication

- Petroleum
- Food
- Transportation
- Printing
- Machinery
- Plastic
- Nonmetallic
- Mineral
- Fabricated mineral
- Chemical
- Computers

## Economic & Workforce Development

- **Kansas Department of Commerce**  
[kansascommerce.gov](https://www.kansascommerce.gov)  
+1 785 296 3481
- **Osage County Economic Development**  
[osageco.org](https://www.osageco.org)  
+1 785 829 5302
- **Osage City Chamber of Commerce**  
[osagecitychamber.com](https://www.osagecitychamber.com)  
+1 785 219 2510

# Kansas State Incentive Programs

## Promoting Employment Across Kansas (PEAK)

- Qualified companies can receive a refund of up to 95% of their payroll withholding tax for 5-10 years.
  - For new operations to Kansas and those companies expanding their business in the state
  - Need to create at least 10 new jobs within two years in metropolitan areas (Shawnee, Douglas, Wyandotte, Johnson, Leavenworth, and Sedgwick counties) or five new jobs within two years in all other counties
  - For a High-Impact project, company needs to create at least 100 new jobs within two years
  - Project median wage must be equal or higher than median wage for county location
  - Term depends on how many new jobs the company will create and how much the annual median wage of the new jobs will exceed the current county median wage
  - Offer adequate health insurance coverage & pay at least 50% of premium for full-time employees
  - Must submit PEAK application before creating jobs in Kansas related to the project

## Kansas Industrial Training (KIT)

- Direct financial assistance to train net, new jobs.
  - Can be structured as pre-employment, classroom, or on-the-job training
  - Eligibility depends on number of new jobs created and the corresponding wages
  - Profit average wage must be equal to or higher than median wage for county location
  - Training awards range from \$1,200-\$2,000 per trainee
  - Contracts are typically 12 months in length

## High Performance Incentive Program (HPIP)

- 10% corporate income tax credit on qualified capital investment of an eligible for-profit company.
  - Qualified investment includes purchase or lease of facility or equipment, remodel, build-out, fixtures, and furniture and equipment relocated from out-of-state
  - Pay above-average wages for your company's NAICS code and geographical location
  - Operate in a qualified NAICS category or classify as a headquarters or ancillary support "back-office" operation of a national corporation
  - Be either a manufacturer or 51% or more of sales are to Kansas manufacturers and/or out-of-state business or government customers
  - Capital investment minimum threshold is \$1.0M in metro counties (Douglas, Johnson, Sedgwick, Shawnee, and Wyandotte) and \$50,000 in the rest of the state
  - 100% of corporate income tax liability can be eliminated each year; 16 years to use the credit
  - Projects placed into service after January 1, 2021, can sell or transfer up to 50% of HPIP tax credit within a single tax year and may request up to two transfers within that year
  - Project Description form must be submitted before committing to capital investment

## High Performance Incentive Program - Sales Tax Exemption

- 100% sales tax exemption on items used to construct, build-out, remodel, furnish and equip the new worksite.
  - Companies eligible for HPIP can apply for a Project Exemption Certificate (sales tax exemption)

## Industrial Revenue Bonds (IRBs)

- Issued by local government to provide funds or credit-worthy companies to pay for land, construction, remodeling, machinery and equipment.
  - Allows for fixed-rate financing for the life of the bond for the project
  - State law allows for a maximum 10-year real property tax abatement commencing the year after the bonds are issued
  - Building materials, labor and fixed items of machinery and equipment can be exempt from state and local sales taxes

## Statutory Sales Tax Exemptions

- Labor services on original construction
- Manufacturing machinery and equipment
- Warehouse machinery and equipment
- Component parts or ingredients consumed in production
- Electricity, gas, and water consumed in manufacturing

## Property Tax Exemptions & Abatement

- Personal Property: Kansas exempts the property tax on commercial and industrial machinery and equipment. The personal property tax exemption continues each year. Personal property can include office equipment, desks & chairs, business machinery, equipment used in manufacturing and warehousing operations.
- Real Property: Community option - up to 100%, 10-year property tax abatement on real property (building). Can be offered through IRB's or under Kansas constitution for manufacturing, warehouse, distribution or research and development.

## Key State Business Advantages

- No inventory tax or franchise tax by state law
- No local earnings tax levied by cities or counties
- 1st in region for Best Business Climate; Top 3 State for Pro Business Regulatory Climate
- Over 90% of Kansas adults have a high school diploma; over 34% have a college degree
- With a median age of 37.5, Kansas is a young state full of vibrant, highly educated workers
- 85% of the U.S. can be reached in two days or less for freight delivery from epicenter of Kansas
- 6th in the nation of largest comprehensive rail network; 3rd for highway infrastructure
- Over 60,000 Kansans are employed in corporate and professional services with over 7,000 professional service graduates each year

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