



TIDEMANN
REAL ESTATE

HUTCHINSON OFFICE/WAREHOUSE

930 E. 4th, Hutchinson, KS 67501

**MOTIVATED OWNER
MAKE OFFER!**



FOR SALE OR LEASE

29,750 SF (0.68 A)
SITE SIZE

14,800 SF
BUILDING SIZE

14,800 SF
TOTAL AVAILABLE SPACE

C-4 -Special
Commercial District
ZONING

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'

2024 TAXES: (\$1.03/SF)
Generals: \$14,664.88
Specials: \$530.00

PROPERTY HIGHLIGHTS

- Office/ Free-span warehouse available in Hutchinson, KS.
- Warehouse is equipped with floor drains.
- Building offers heat-only climate.
- Close proximity to K-61/ Ken Kennedy Freeway.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

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316-650-8853 | Bradley@TidemannRE.com



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PHOTOS



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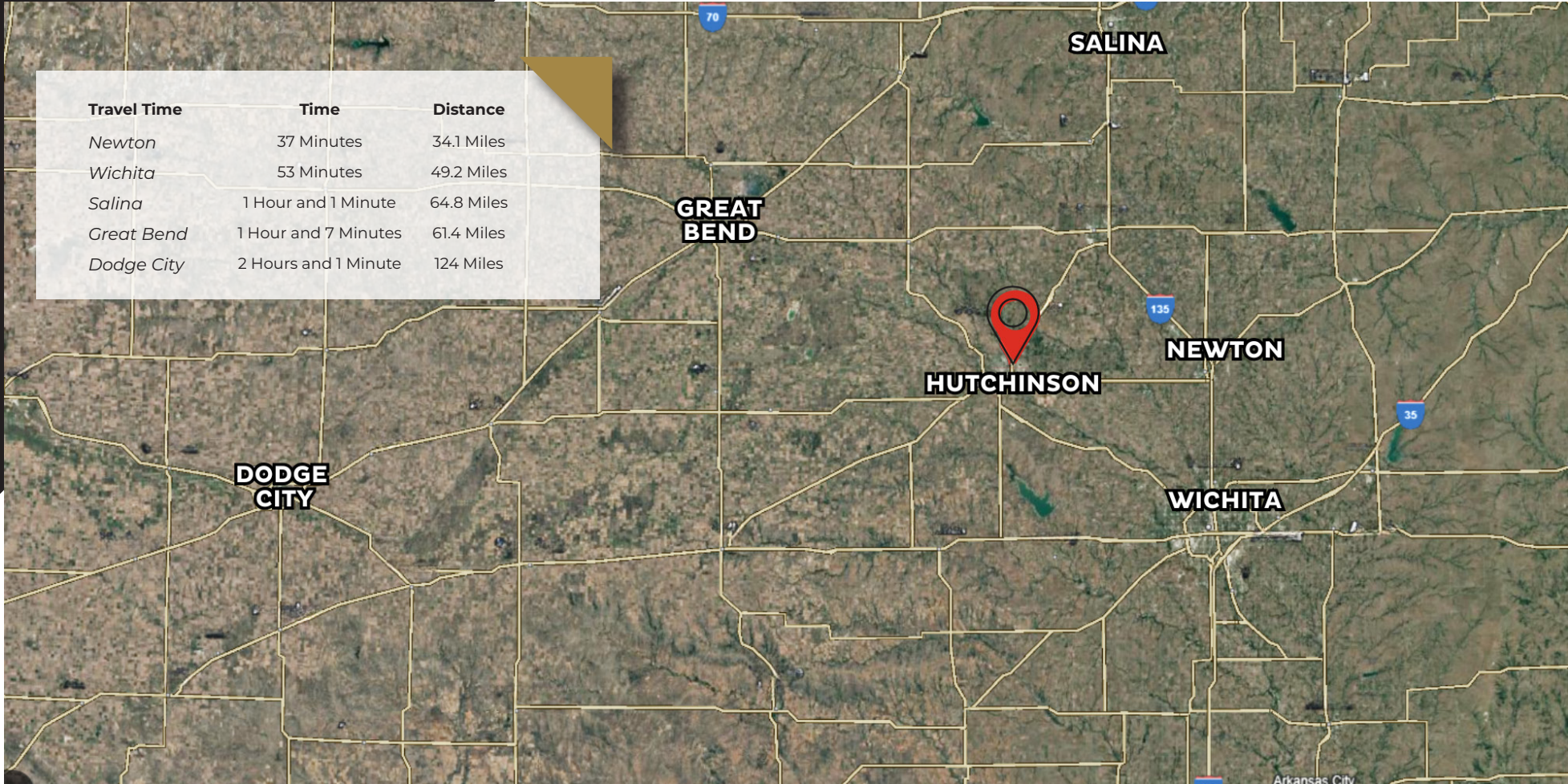
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All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis 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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