# WAREHOUSE WITH FREEZER





#### **SITE SIZE** 83,167 SF (1.9A)

**BUILDING SIZE** 5,400 SF±

**AVAILABLE SF** OFFICE: 1,100 SF± WHSE: 4,300 SF± TOTAL: 5,400 SF±

**CEILING HEIGHT** 18' AT PEAK 17' SIDEWALLS **CONSTRUCTION** METAL ON STEEL

**YEAR BUILT** 1985, UPDATED IN 2000

**PARKING** 27 PEDESTRIAN SPACES 27 TRUCK/RV PLUG-INS

**ZONING** I - INDUSTRIAL

### DOCK DOORS

**OVERHEAD DOORS** 4 – 12'X12' (AUTO OPENERS)

**COLUMN SPACING** Free-Span

**POWER** 208V, 800 AMP, 3-PHASE, 4 WIRE

### 2023 TAXES

GENERALS: \$7,591.78 SPECIALS: \$7.11

#### **PROPERTY HIGHLIGHTS**

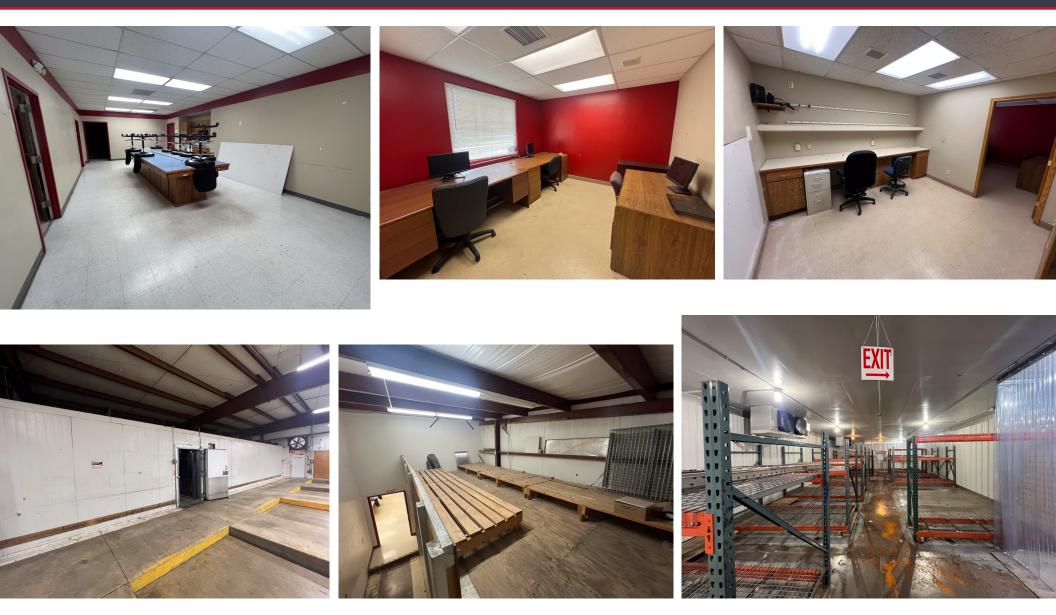
- Free-span warehouse available in Valley Center, Kansas.
- Free-standing freezer in warehouse – removeable by Buyer.
- Truck/RV plug-ins.
- Fully paved lot concrete/asphalt.
- Located within the Valley Center Industrial Park.





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

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### 300 W. Industrial Valley Center, KS 67147



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