

# WAREHOUSE WITH FREEZER

300 W. Industrial  
Valley Center, KS 67147



**PRICE REDUCED \$495,000.00**

**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**  
1

**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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J.P. Weigand & Sons, Inc. Commercial | 150 N. Market Wichita, KS 67202 | [WeigandCommercial.com](http://WeigandCommercial.com)



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**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
POPULATION	3,534	12,417	26,739
AVG. HH INCOME	\$101,988	\$104,363	\$103,581

**TRAFFIC COUNTS**  
APPROX. 4,600 VPD AT MERIDIAN AVE. & FORD ST.

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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