



**FOR LEASE**

**2654 N US HIGHWAY 169**

**ANTHONY CRIVELLO 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM**

**1,007,000 SF**

**COFFEYVILLE, KS (BTS)**



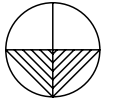
**PHOENIX**

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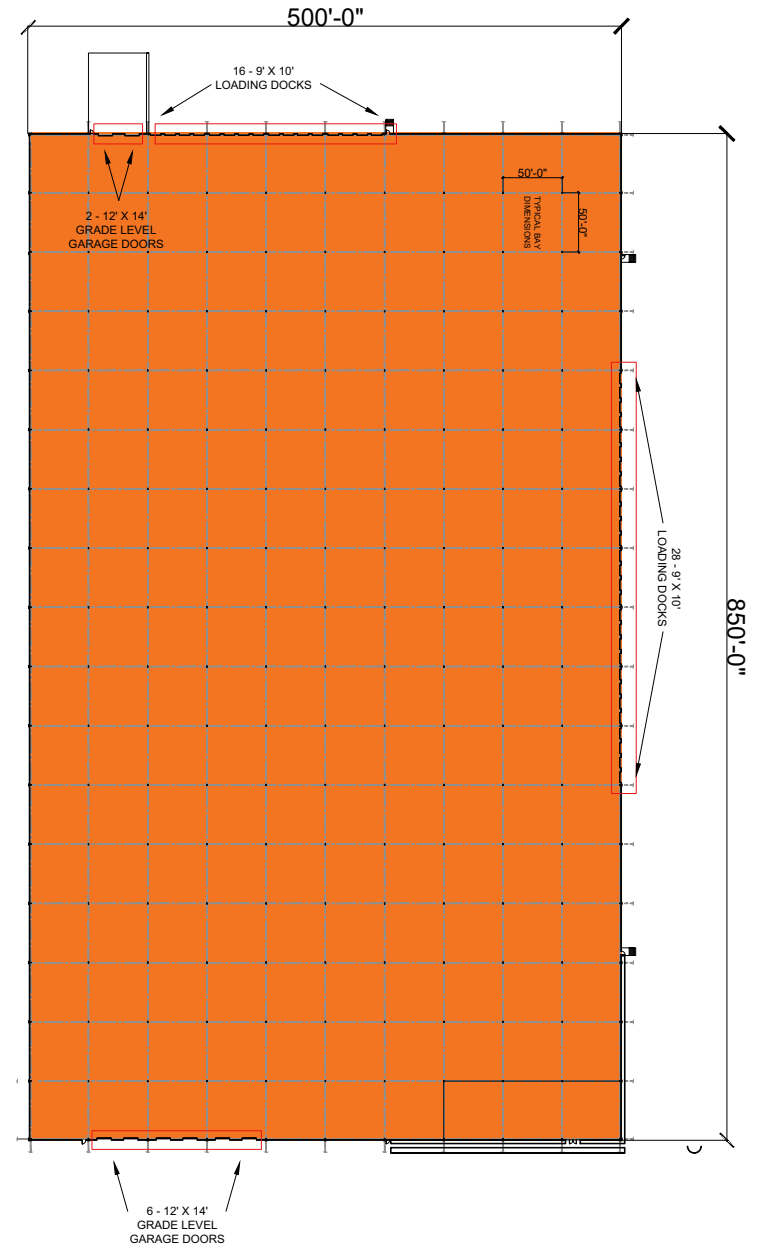
# PROPERTY DETAILS

2654 N US HIGHWAY 169 | COFFEYVILLE, KS



<b>BUILDING SIZE</b>	425,000 SF
<b>AVAILABLE SPACE</b>	425,000 SF
<b>MINIMUM DIVISIBLE</b>	50,000 SF
<b>OFFICE SPACE</b>	Available Upon Tenant Request
<b>FLOORS</b>	1
<b>DOCK DOORS</b>	43
<b>DRIVE-IN DOORS</b>	8
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN WIDTH/DEPTH</b>	50' x 50'
<b>FIRE SUPPRESSION</b>	ESFR
<b>LIGHTING</b>	LED
<b>PARKING</b>	143 Surface Spaces
<b>PARCEL ID</b>	063-203-07-0-00-00-002.00-0

## FLOOR PLAN A



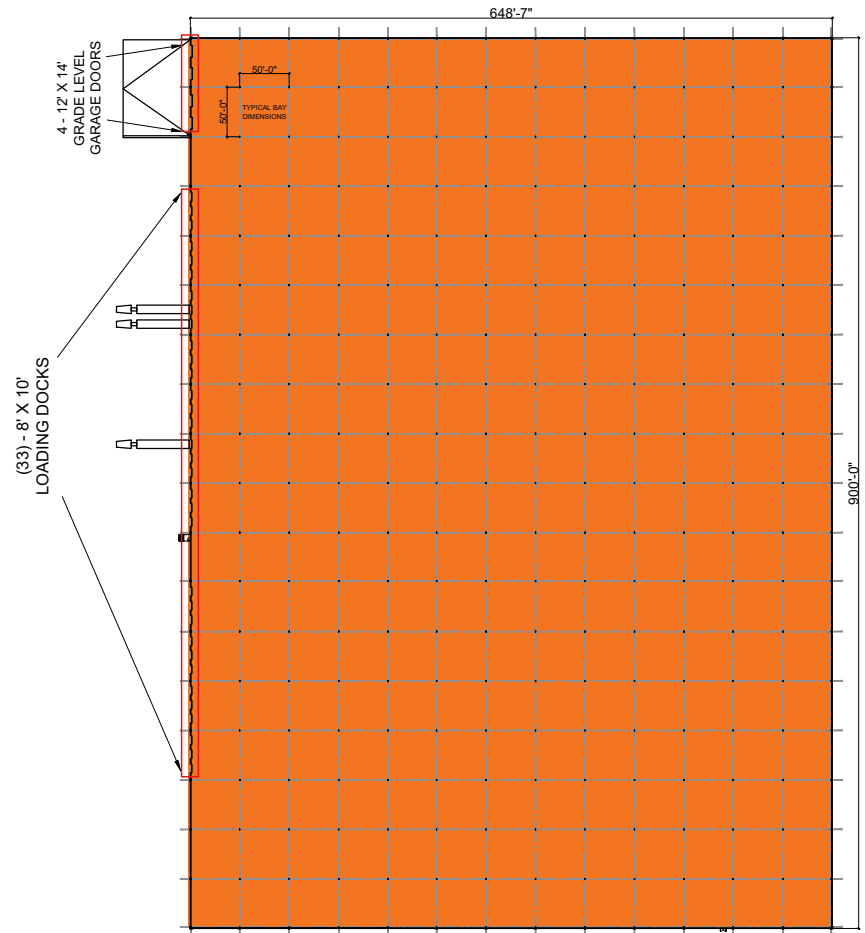
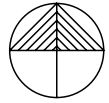
# PROPERTY DETAILS

2654 N US HIGHWAY 169 | COFFEYVILLE, KS

BUILDING SIZE	582,000 SF
AVAILABLE SPACE	582,000 SF
MINIMUM DIVISIBLE	50,000 SF
OFFICE SPACE	Available Upon Tenant Request
FLOORS	1
DOCK DOORS	58
DRIVE-IN DOORS	4
CLEAR HEIGHT	32'
COLUMN WIDTH/DEPTH	50' x 50'
FIRE SUPPRESSION	ESFR
LIGHTING	LED
POWER	Heavy
PARKING	419 Surface Spaces
PARCEL ID	063-203-07-0-00-00-002.00-0



## FLOOR PLAN B



# FLOOR PLAN

2654 N US HIGHWAY 169 | COFFEYVILLE, KS

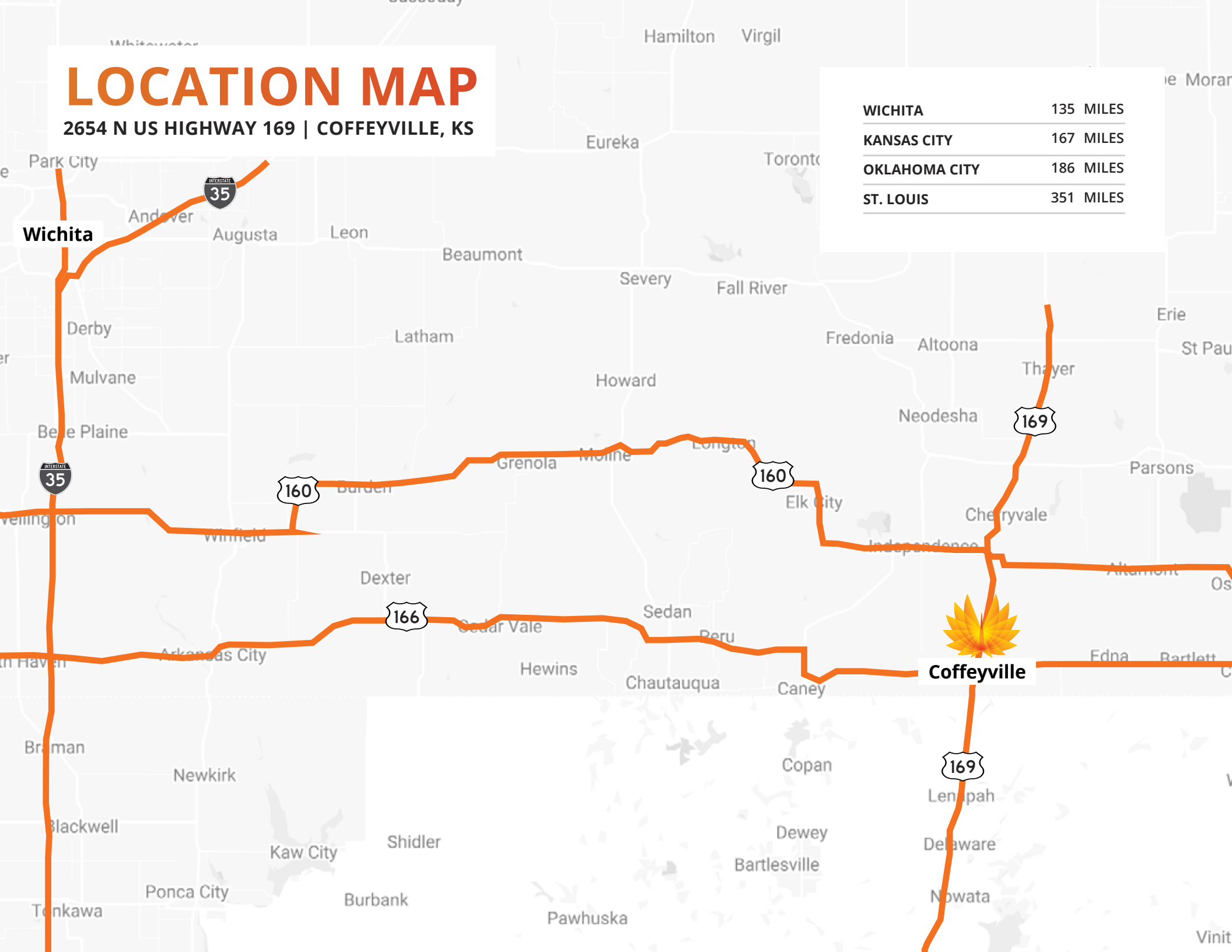
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CEILING HEIGHT	SQUARE FEET
1	FACILITY A	50' x 50'	32'	425,000 SF
2	FACILITY B	50' x 50'	32'	582,000 SF
<b>TOTAL</b>				<b>1,007,000 SF</b>



# LOCATION MAP

2654 N US HIGHWAY 169 | COFFEYVILLE, KS

WICHITA	135 MILES
KANSAS CITY	167 MILES
OKLAHOMA CITY	186 MILES
ST. LOUIS	351 MILES





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