

4505 Campbell Dr

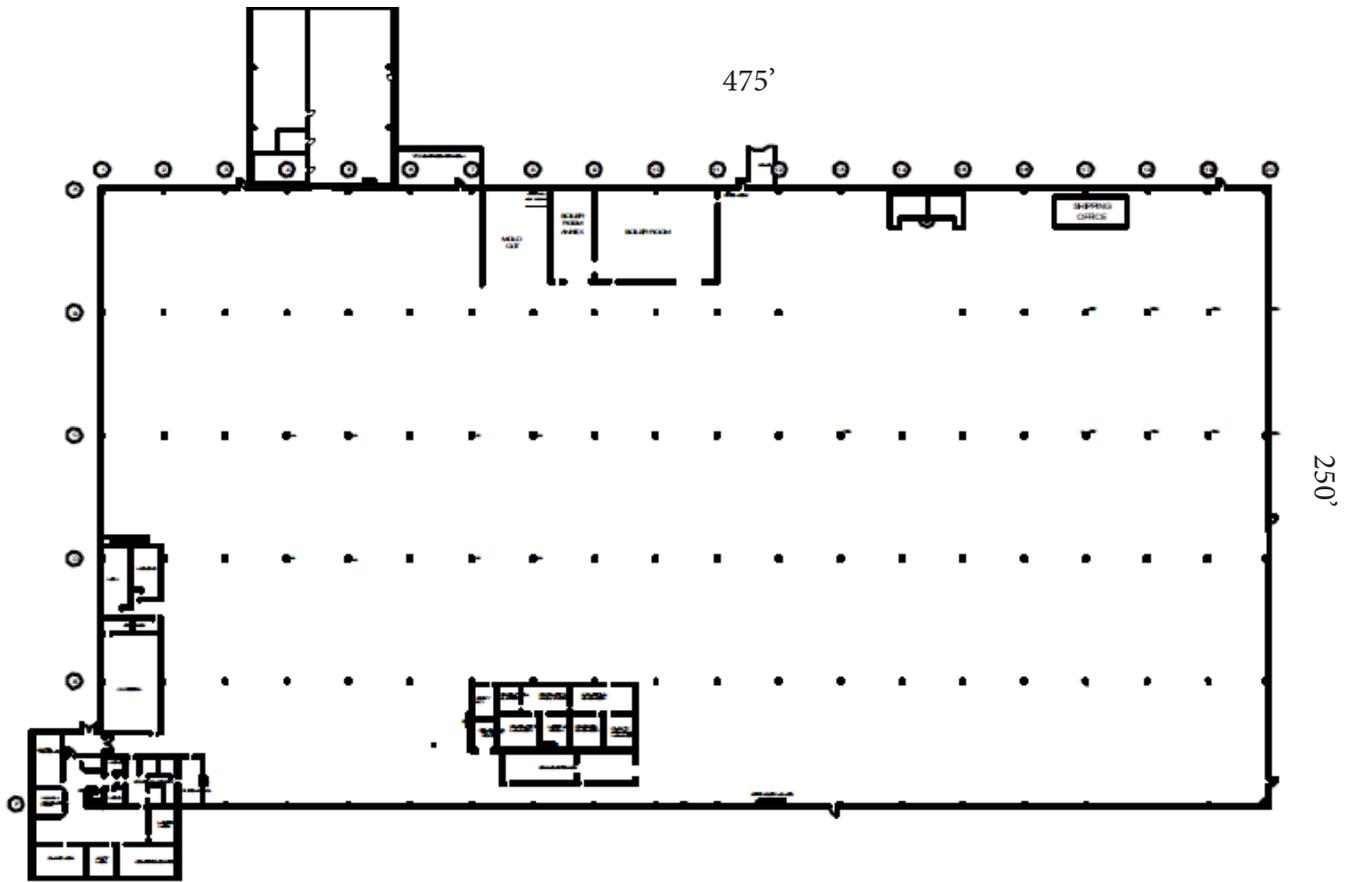
4505 Campbell Drive
Fort Scott, KS

Industrial Manufacturing Building for Sale



Property Summary

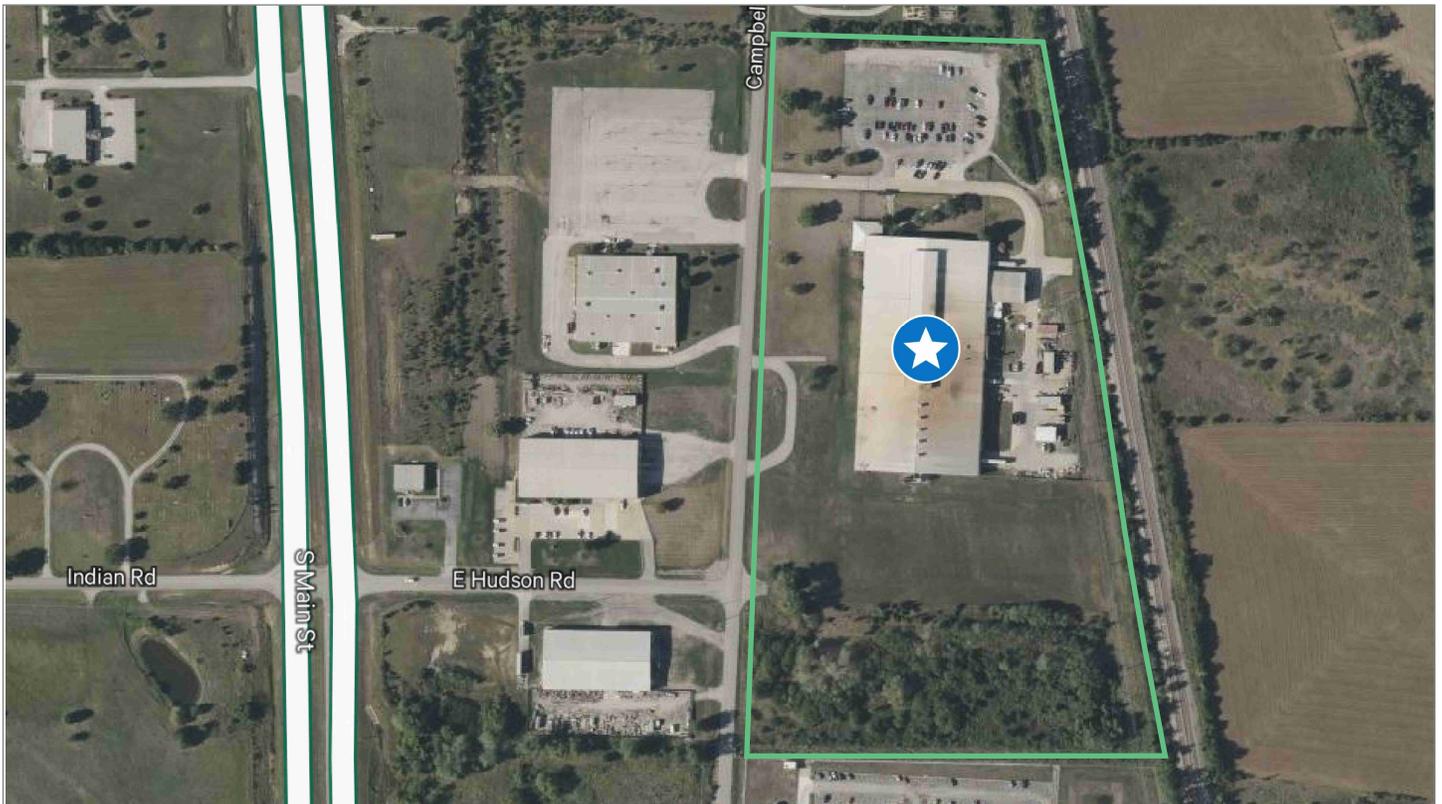
- + 128,600+/- SF Building on 2 Parcels totaling 24.6 Acres
- + 112,000 SF manufacturing facility
 - 9,100+/- SF Office
- + 3 Small Outbuildings totaling 7,500+/- SF
- + 15' Clear Height on North 72,000+/- SF of warehouse
 - 24' Clear Height on South 40,000+/- SF of warehouse
- + Heavy Power, 1500 KVA to main plant building
- + 7 Dock Doors (4 with levelers)
- + 1 Drive In Door
- + 2 onsite diesel tanks
- + **Sale Price Reduced:** \$3,750,000 **\$2,572,000 (\$20 PSF)**



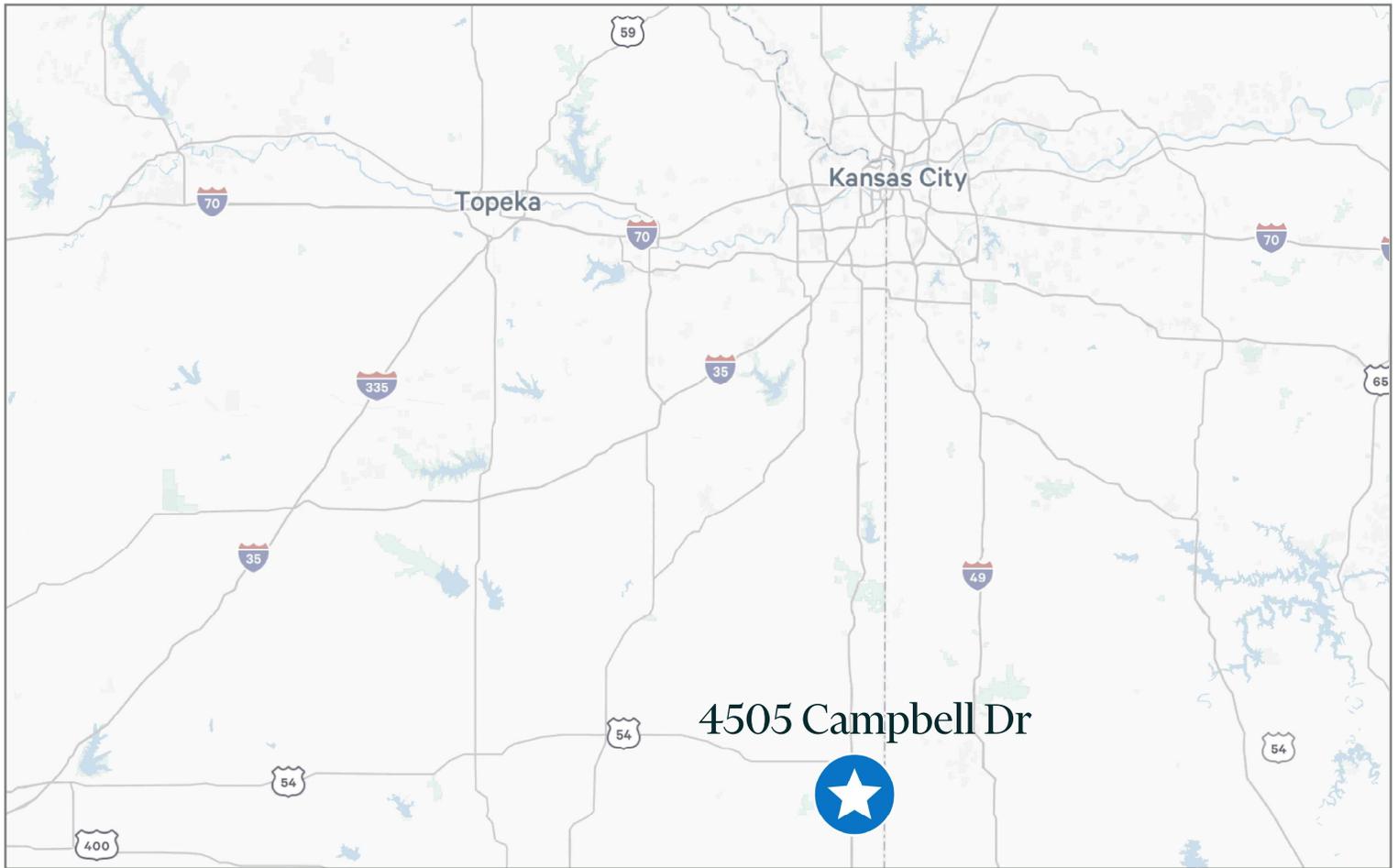
← NORTH

— PLANT FLOOR (AISLES)

OFFICE / ADMINISTRATION	9,100 Sq. Ft.
MAINT. POWER HOUSE	7,500 Sq. Ft.
MANUFACTURING	112,000 Sq. Ft.
TOTAL BUILDING	128,600 Sq. Ft.



Fort Scott, KS



Fort Scott, Kansas is a city with a population of approximately 7,552. Located 88 miles south of the Kansas City metro, Fort Scott is the county seat of Bourbon County and is a significant regional hub for commercial activity, sitting at the cross-roads of U.S. Highways 69 and 54 which provide access to Kansas City on the north, Wichita to the west, and Tulsa, OK to the south.

The Fort Scott industrial market is comprised of over 1.1 million sq. ft. Several key manufacturing operations are located in the area including Peerless Products (350 employees), Ward Kraft Inc. (350 employees), Extrusions Inc. (155 employees), and Labconco (100 employees), Twister Trailers (60 employees), and Key Industries (55 employees).





Contact Us

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