



**NEWTON, KS**

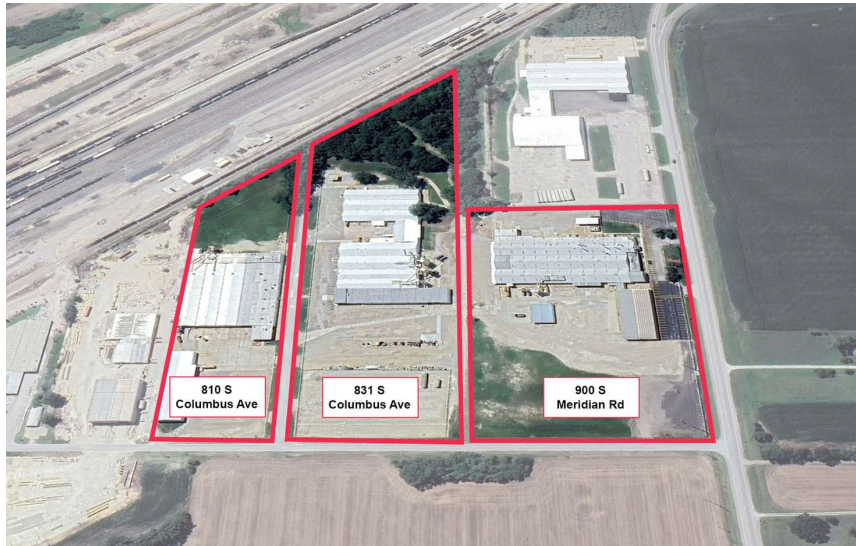
RAIL SERVED + HEAVY POWER

AVAILABLE FOR SALE OR LEASE  
**INDUSTRIAL PROPERTY**

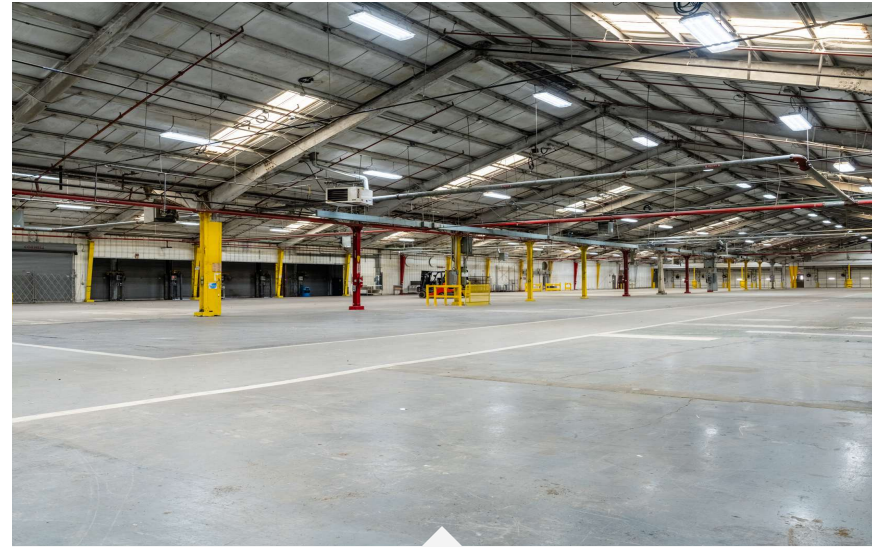
286,800 SF  
Divisible to 70k SF



## PROPERTY DETAILS & HIGHLIGHTS

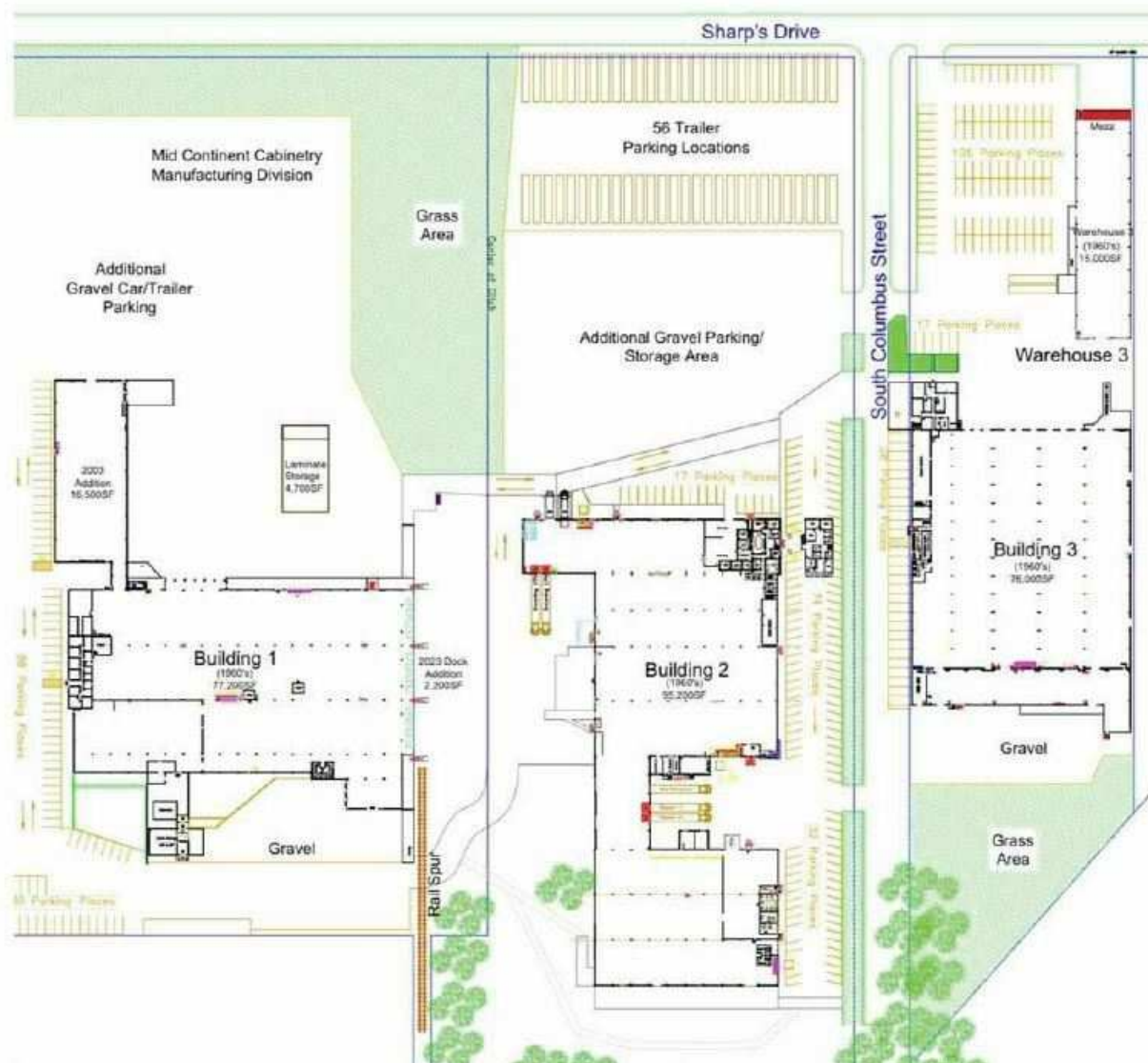


Property Type	Industrial
Property Subtype	Manufacturing
Building Size	286,800 SF Divisible to +/- 70k SF
Building Count	3
Lot Size	36 Acres
Year Built	1950

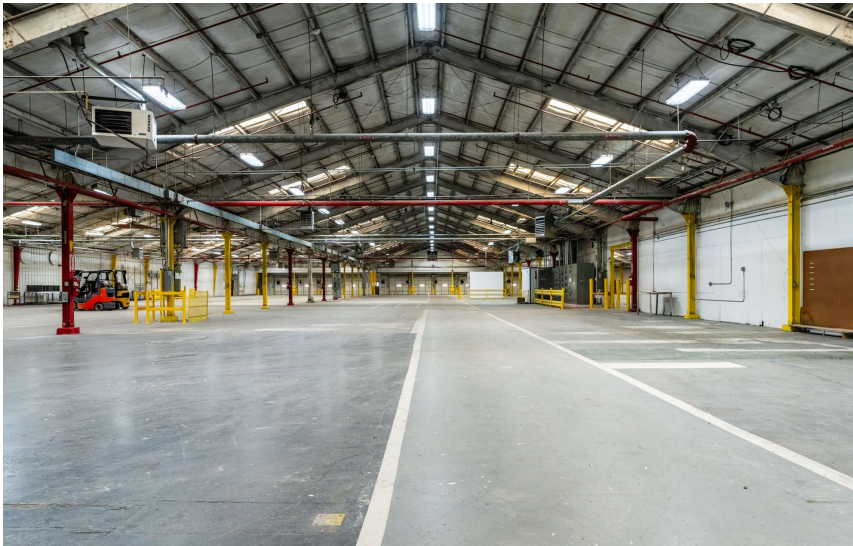


- Power: 11 MW
- Dock Doors: 41
- Drive-In Doors: 9
- Trailer Parking: 56 spaces
- Car Parking: 268 spaces
- Sprinkler: Wet System
- Lighting: LED throughout
- Rail: BNSF spur extension is available to service Building #1

# SITE PLAN



## 900 S MERIDIAN RD – BLDG #1



### PROPERTY HIGHLIGHTS

- 73,400 SF total
- 4,700 sf lamination storage building, compressor room and covered barrel storage
- 3,800 sf office area
- 26-guage wall panels
- 118 parking space
- Rail spur access to building
- 24 dock doors (3 docks with ramps to ground level)
- 3,000 KVA transformer

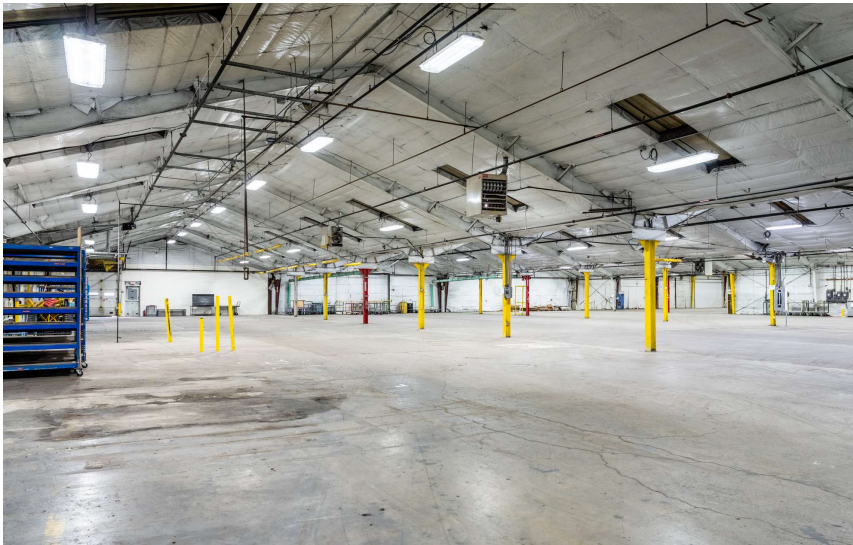


## 831 S COLUMBUS AVE – BLDG #2

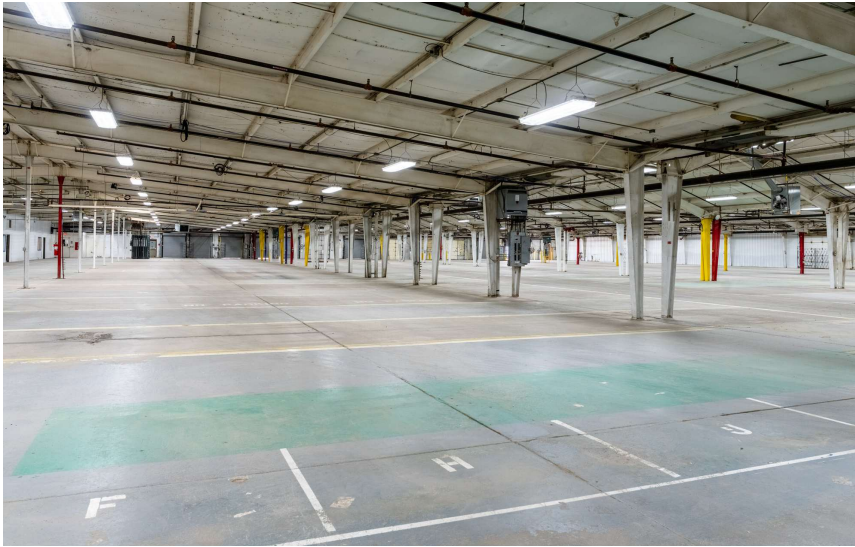


### PROPERTY HIGHLIGHTS

- 91,800 SF office area with 3,400 sf on main level and 1,800 sf second level
- New roof in 2021
- 56 gravel trailer parking spaces on north side of building
- 6 dock doors and 2 ground level (4 docks with ramps to ground level)
- (2) 2,000 KVA transformers and (1) 3,000 KVA transformer



## 810 S COLUMBUS AVE – BLDG #3



### PROPERTY HIGHLIGHTS

- 73,500 SF main building
- 15,000 sf warehouse
- 2,500 sf office area
- 26 gauge wall panels
- 150 car parking
- 11 dock doors and 2 docks with ramps to ground level
- 3,000 KVA transformer





## MARKET DESCRIPTION



Newton, Kansas, is a strategically located community that combines small-town advantages with key economic opportunities. Situated just 25 miles north of Wichita along the I-135 corridor, Newton provides easy access to major transportation routes, including rail and air infrastructure. The city's industrial base is well-developed, particularly in manufacturing, agriculture, and logistics, offering businesses a strong foundation for growth. With a lower cost of doing business compared to larger metropolitan areas, Newton provides affordable commercial real estate, competitive utility rates, and a skilled workforce that supports a wide range of industries.

Beyond its economic strengths, Newton boasts a high quality of life that makes it an attractive place for both businesses and their employees. The city has a rich history as a former railroad hub and continues to maintain a strong sense of community. Bethel College, a well-regarded liberal arts institution, contributes to workforce development and provides businesses with access to educated talent. Additionally, Newton offers diverse cultural and recreational amenities, including museums, performing arts, parks, and annual festivals that enhance the area's appeal for workers and their families.

Newton's pro-business environment is reinforced by local government initiatives that encourage economic growth. The city offers a range of business incentives, including tax abatements, infrastructure support, and partnerships with regional economic development organizations. With a focus on fostering innovation and long-term success, Newton is an ideal location for companies looking to expand or establish new operations in a community that values both business and quality of life.

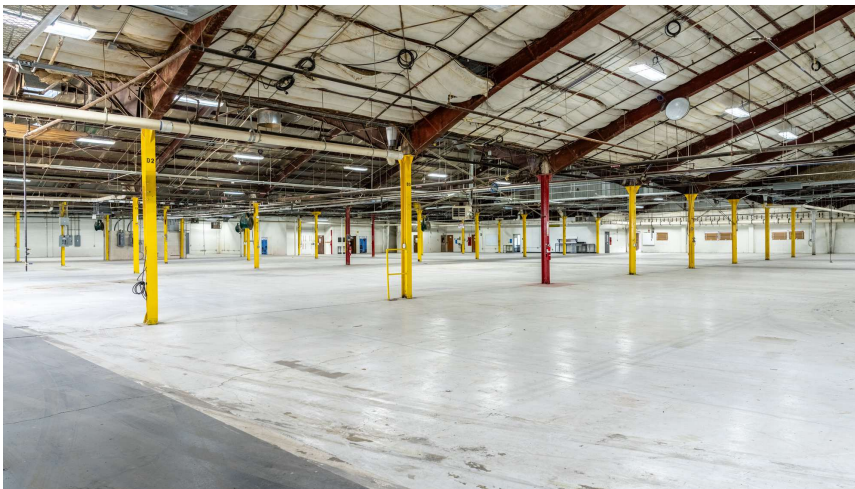
## ADDITIONAL PHOTOS



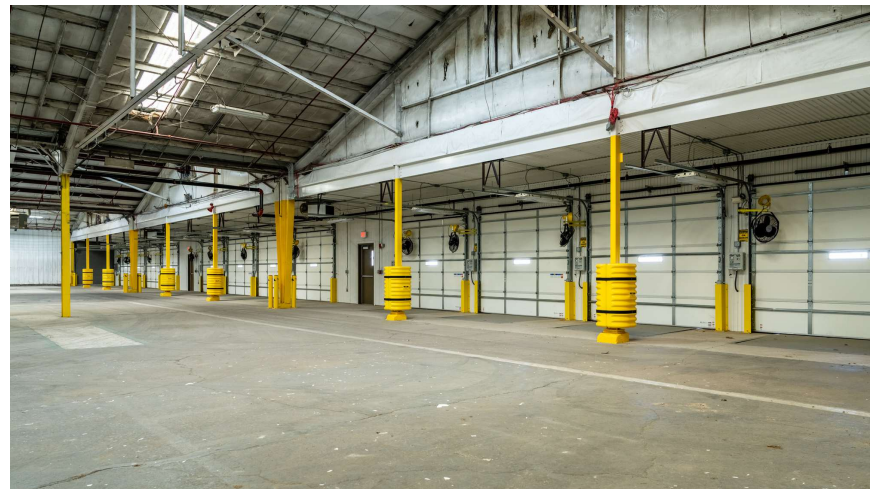
Building 3 - 810 S Columbus Ave



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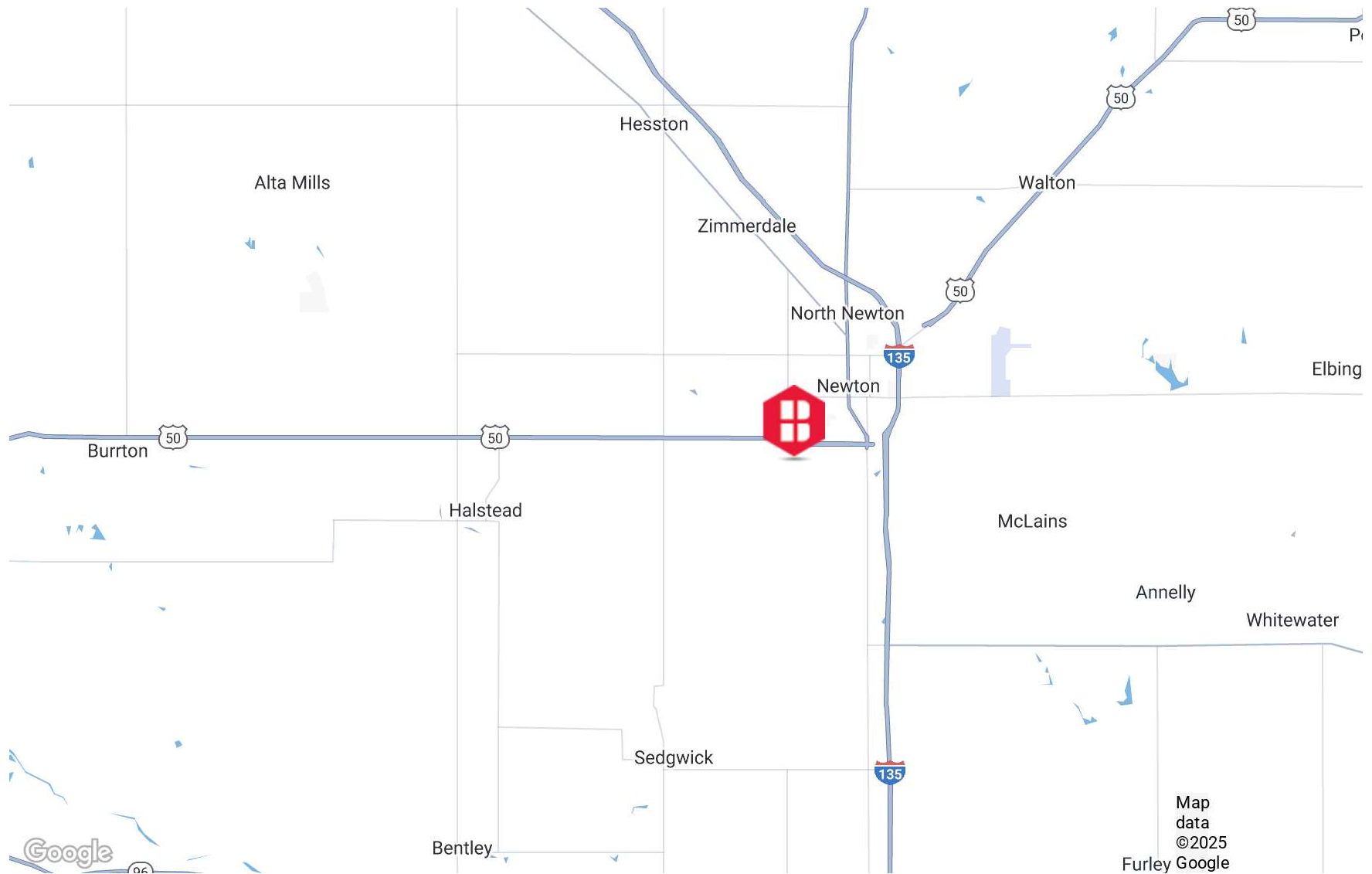
Building 2 - 831 S Columbus Ave



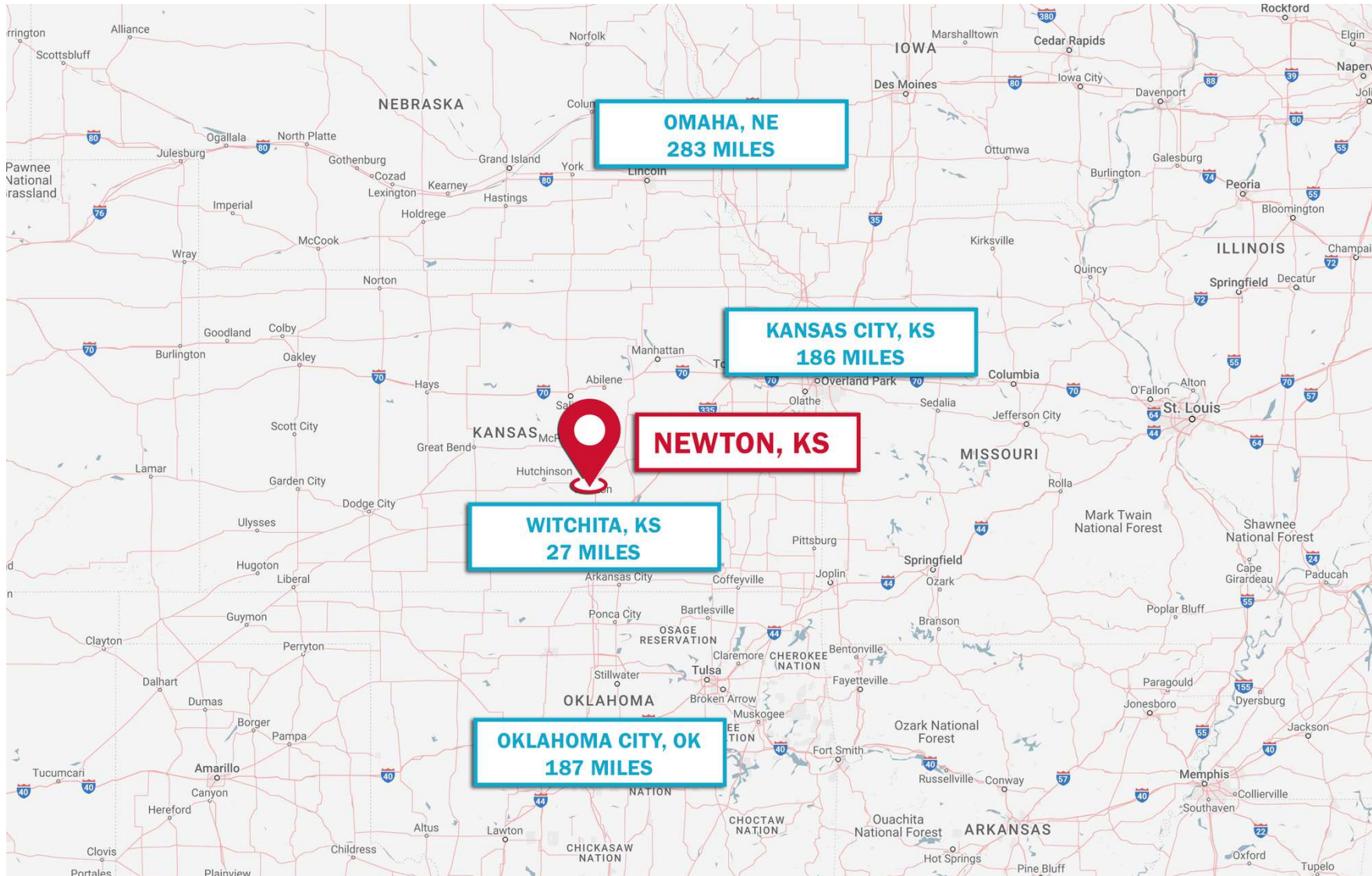
Building 1 - 900 S Meridian



## LOCAL MAP



## AREA MAP





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