



LANDMARK
COMMERCIAL

MANUFACTURE/WAREHOUSE FOR LEASE

1535 NW 36TH ST, NEWTON, KS

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All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

LEASE RATE \$6.00 Psf/Year (NNN)

TAXES \$6,178.98

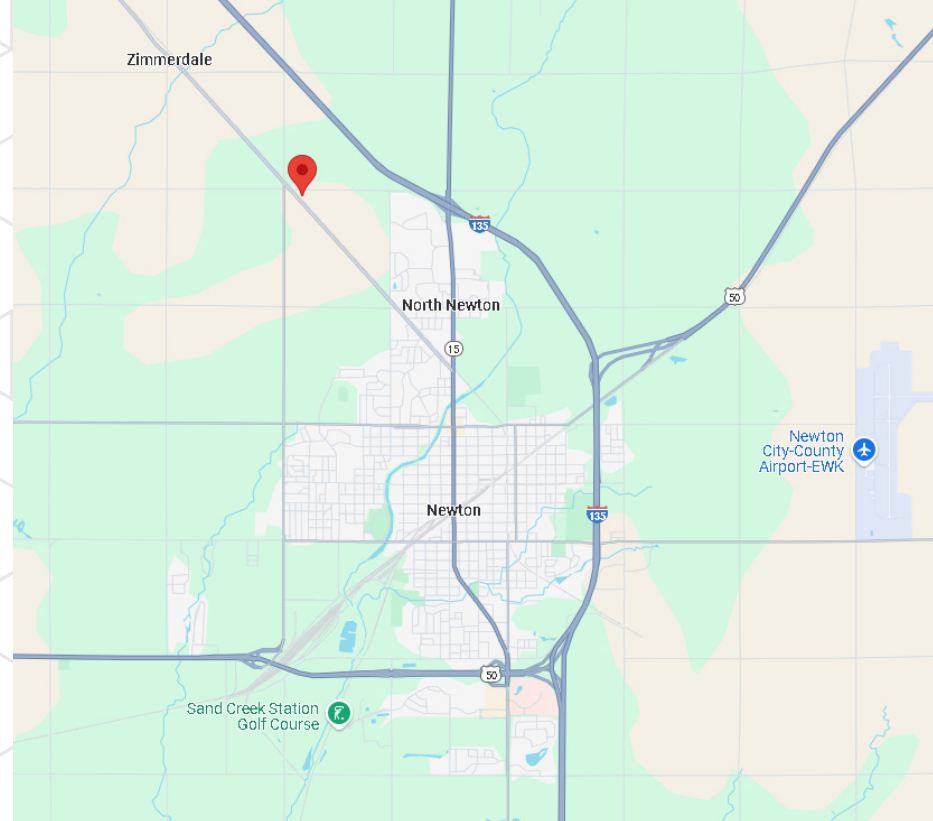
BUILDING SIZE 16,480 SF

LOT SIZE 1.56 Acres

ZONING I-2

HIGHLIGHTS

- BUILT IN 1998
- 20 FT SIDE WALLS, 24 FT CEILING HEIGHT
- 2 DOCK HIGHS, 1 OH - LEVELERS + BUMPERS
- FENCED-IN YARD AND PARKING WITH SECURITY TOP
- POWER: 480V/3P
- LED LIGHTING
- LOCATED IN HARVEY COUNTY, OUTSIDE OF CITY LIMITS
- WELL WATER
- SEWER: LAGOON



AERIAL





LANDMARK COMMERCIAL REAL ESTATE

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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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