

Great Bend Industrial Warehouse

9.80 Acres

Barton County, KS

\$1,200,000



HAYDEN  OUTDOORS.

Great Bend Industrial Warehouse

TOTAL ACRES:

9.80

PRICE:

\$1,200,000

COUNTY:

Barton County

CLOSEST TOWN:

Great Bend, KS

Land Details:

Address: 241 SE 10 Ave, Great Bend, Kansas 67530, USA

Closest Town: Great Bend

Total Acres: 9.80

Zoning: Commercial & Industrial

Estimated Taxes: \$14,979.74 - 2024

Source of lot size: Assessor/Tax Data

Building Details

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air

Property Summary

Located approximately 1.5 miles south of Great Bend, KS, at 241 SE 10 Ave just off of Highway 281, this offering provides excellent visibility and accessibility. The area is characterized by a blend of commercial and industrial enterprises, making it an ideal location for businesses seeking proximity to major transportation routes, local amenities, and excellent access to the broader Barton County region and beyond.

General Operations

Positioned along the bustling Highway 281 just south of Great Bend, KS, this expansive industrial warehouse facility offers an exceptional opportunity for commercial and industrial operations. Encompassing approximately 10 acres with additional access via a secondary county road, this property combines visibility, functionality, and security in one strategic location.

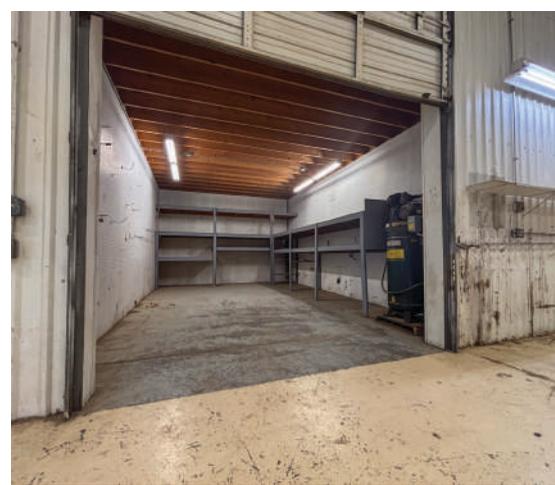
Constructed with a heavy-duty steel frame, the warehouse spans roughly 14,200 square feet and features full concrete flooring and insulation throughout, creating a durable and climate-controlled work environment. A fully fenced-in working yard adds a strong layer of security, complimented by security cameras already in place. The property also includes a convenient loading and unloading dock, ample storage capacity, and built-in workbench areas, making it ideal for a wide range of industrial uses.

An additional 2,600 square feet of finished office space enhances the property's operational appeal. This area includes four private offices, men's and women's lavatories, a showroom or display area, a back counter/parts area, and a break room for staff. Mini-split units throughout the office ensure a comfortable climate year-round.

According to the Kansas Annual Average Daily Traffic data, this portion of Highway 281 receives approximately 3,000-6,000 daily traffic vehicles. With its high-traffic location, secure infrastructure, and versatile space, this property is perfectly suited for businesses seeking a well-equipped headquarters, distribution center, or operations facility in a prime Kansas corridor.

*Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification is required**)*

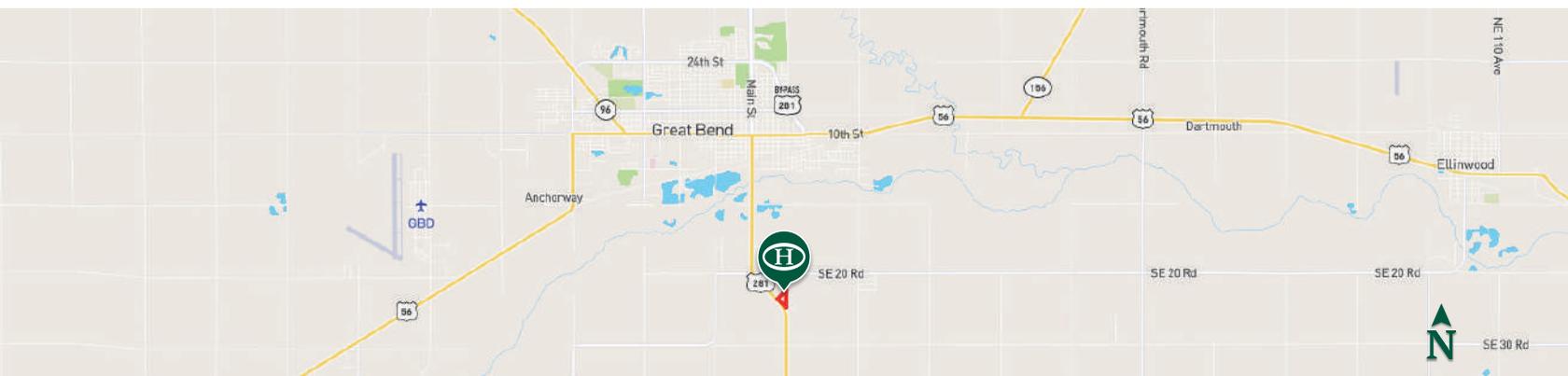
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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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