

# ONLINE AUCTION

*Allows For Contingencies*

## ±95,250 SF TURN KEY INDUSTRIAL CAMPUS WITH EASY ACCESS TO THE I-70 CORRIDOR

1215 Oak Street, LaCrosse, Kansas 67548

FRE Auctions and RE/MAX Pro are pleased to present the Online Auction Plus® event (allows for contingencies) for the extensive Industrial Center suited for high capacity and easy division for multi-tenant use.

### PROPERTY HIGHLIGHTS

**I-70 Freight Corridor:** Direct 30 mile access via US Highway 183.

**Industrial Center:** Three detached buildings totaling ±95,250 SF, suited to facilitate separate operations or occupancy by multiple tenants.

**Expansion Potential:** ±14 acre lot provides significant "yard space" for trailer parking, indoor /outdoor storage, or future building expansion.

**Loading Operations:** Dock-High Doors and Drive-In Doors designed for full-scale semi-trailer loading/unloading.

**Vertical Capacity:** ±16' clear ceiling heights, ideal for high-reach racking and vertical density.

**Zoning:** I-C (Industrial-Commercial) ideal for uses that require significant space, high-volume traffic access, or outdoor storage.

**STARTING BID:**  
**\$399,000**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



**VALERIA VAZQUEZ**

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Auction Manager

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