

HOOVER MANUFACTURING CAMPUS

3268 S. Hoover Rd., Wichita, KS 67215
SALE PRICE \$4,950,000.00



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

J.P. Weigand & Sons, Inc. Commercial | 150 N. Market Wichita, KS 67202 | WeigandCommercial.com

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SITE SIZE
206,002± SF (4.729± A)

BUILDING SIZE
104,000± SF

TOTAL AVAILABLE SPACE
104,000± SF

Bldg. 2: 30,000 SF
Bldg. 3: 38,250 SF
Bldg. 4: 35,750 SF

ZONING
LIMITED INDUSTRIAL

2023 TAXES
GENERALS: \$105,778.12
SPECIALS: \$32.01

PROPERTY HIGHLIGHTS

- Manufacturing/assembly campus available for purchase.
- Located in southwest Wichita.
- Direct access to Hwy. K-42/Southwest Blvd.
- All buildings are climate controlled.
- Seller will do a short-term master leaseback of the facility.
- Seller will consider long-term leaseback on a portion of the facility.

YEAR BUILT
1992, 1995, 2001, 2006

CONSTRUCTION
METAL ON STEEL

OVERHEAD DOORS
6 TOTAL

SPRINKLED
YES - WET

POWER
ABUNDANT

PARKING
AMPLE



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BLDG. 2 (NORTH)

BUILDING SIZE
30,000± SF (100' WIDTH)

CEILING HEIGHT
18' SIDEWALLS (21.5' AT PEAK)

COLUMN SPACING
FREE-SPAN

OVERHEAD DOORS
2

YEAR BUILT
1992, 1995

BUILDING 2 HIGHLIGHTS

Office Configuration:

- 4 private offices
- 6 cubicles
- Receptionist area
- Large conference room (sits 10)
- Work room
- 2 ADA restrooms
- Breakroom and sink and refrigerator

Warehouse Configuration:

- Large breakroom
- Large Restrooms (4-5 stalls in each)



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BLDG. 3 (MIDDLE)

BUILDING SIZE
38,250± SF (171' WIDTH)

YEAR BUILT
2001

CEILING HEIGHT
27' SIDEWALLS (34' AT EAVE)

OVERHEAD DOORS
2 - 14' X 14'

BUILDING 3 HIGHLIGHTS

- Air conditioned.
- 2 bays.
- Crane: 2-10 ton (80' wide), 18'x20' hook height.



BLDG. 4 (SOUTH)

BUILDING SIZE
35,750± SF (130' WIDTH)

YEAR BUILT
2006

CEILING HEIGHT
27' SIDEWALLS (32' AT PEAK)

OVERHEAD DOORS
2 - 14' X 14'

BUILDING 4 HIGHLIGHTS

- Small shipping office.



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INTERIOR PHOTOS

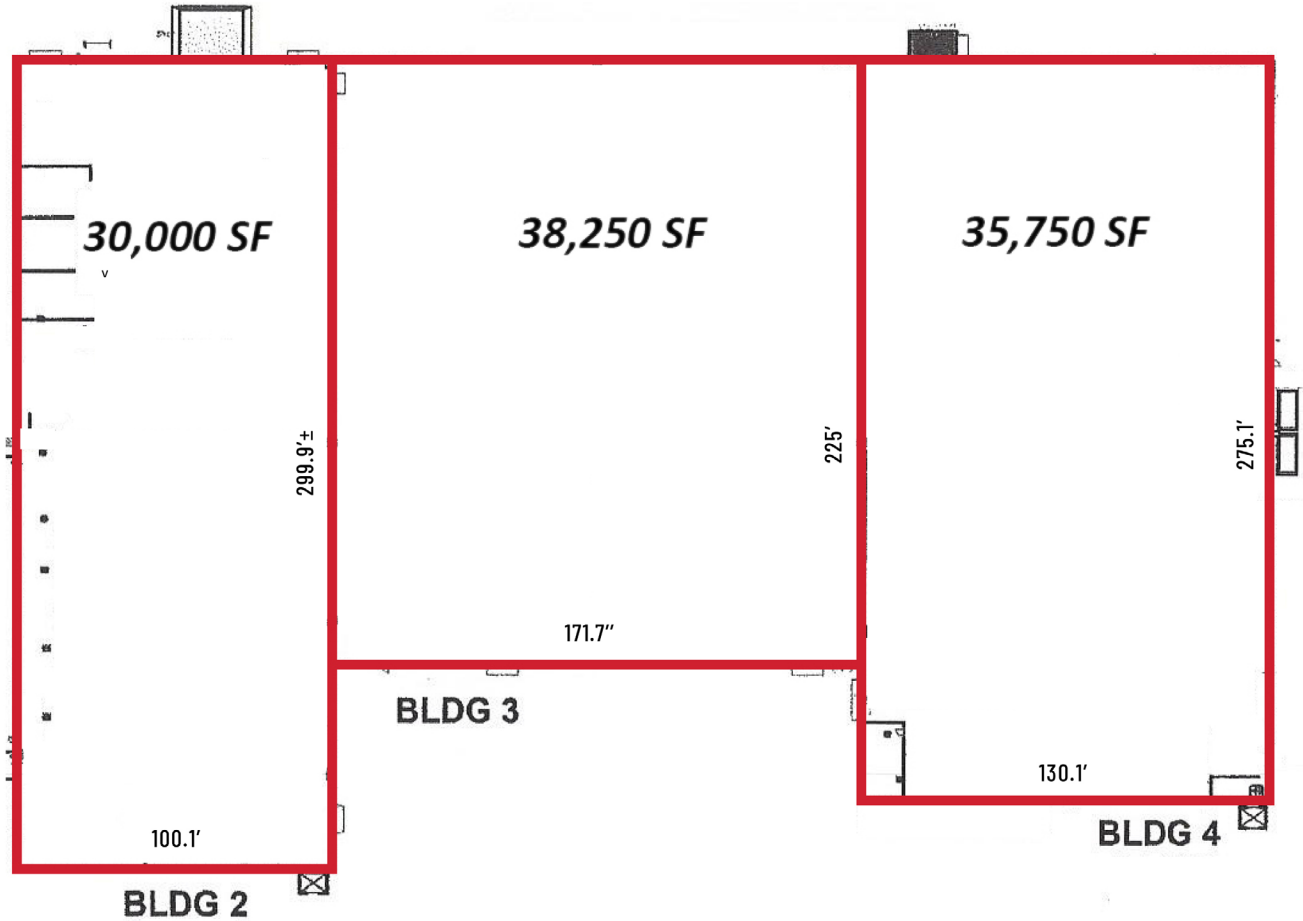


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CAMPUS LAYOUT



3268 S. HOOVER ROAD

Dimensions are subject to verification by Buyer.

All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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