

HAYS INDUSTRIAL COMPLEX

11.60 Acres • \$3,000,000

PROPERTY SUMMARY:

11.6 Acres
(3) large precast concrete buildings (warehouse, shops, office building)
Waffle Crete tilt-up concrete panel construction
Also - Formerly home of the precast concrete manufacturing company, Waffle-Crete
Various shop/storage buildings
Concrete batch plant
All buildings have poured concrete footings, foundations, and floors
Main buildings have concrete roofs and concrete side walls
Located in well-established commercial/industrial area right outside of the city limits of Hays
Within minutes of I-70
Close proximity to Union Pacific Railroad (to the south of property)
Private well with water rights at 31 GPM (44,640 Gallon per day)
Year built: Late 1970s to early 1980s
Overhead cranes/electric hoist systems (2 - run length of building)
Loading docks
Supports high electrical loads
25 year warranty on roofs (except 1 building - 10 years)
Natural gas in all buildings except west building (propane)

Building #1 (Office & Basement/Shop):

4,216 sq. ft. total
Upper and lower level (basement/shop - unfinished)
Built in 1978
Precast concrete building
Conference room
Reception area
(10) private offices
Men & Women's restrooms (upstairs)
Forced air gas & central heating (upstairs)
Restroom in basement/shop
Overhead heat in basement/shop
1 ton overhead crane/electric hoist system
Commercial saw & bench

Building #2 (West Shop):

4,080 sq. ft.
Built in 1974
Precast concrete building
(1) restroom with potential for additional restroom
Large sliding doors on north & south end
Multiple hook-ups for large electric tools & welders
Overhead heat (propane)
Loft storage with office underneath

Building #3 (Warehouse):

19,280 sq. ft. total
Built in 1984
Precast concrete shop
Craneway 10 ton bridge (300 ft. span north to south)
(2) 10 ton overhead cranes/electric hoists (6 phase 460 volt)
(2) restrooms
Upstairs - office space & lounge
(2) overhead doors on east & west ends
(2) large sliding doors on north & south ends
(2) enclosed garages with overhead doors on east end
(2) 3-sided bays on east end with drainage to waste water tank
West end has open-front storage of steel construction
Partially finished room in NW corner of warehouse
Large air compressor with pneumatic hook-ups throughout property

