

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

