

2644 S. 96TH STREET
EDWARDSVILLE, KANSAS 66111

INDUSTRIAL BUILDING FOR SALE | 54,000± SF (4.89± Acres)



PROPERTY FEATURES

- 5 Dock-High Doors, 2 Van-High Doors, and 1 Drive-In Door
- 24' Clear Height
- Excellent Highway Access (I-435 & I-70)
- State-of-the-Art Motion Sensor T-5 Lighting
- 30± Parking Spaces
- Power: 400 Amps | 480 Volt
- Potential for Outside Storage
- Year Built: 1995

ADDITIONAL INFO

PREMISES	54,000± SF Total (Does Not Include Mezzanine)
OFFICE SPACE	4,689± SF
MEZZANINE	17,500± SF
SALE PRICE	\$3,024,000
2017 TAXES	\$67,743.16



For more information, please contact:

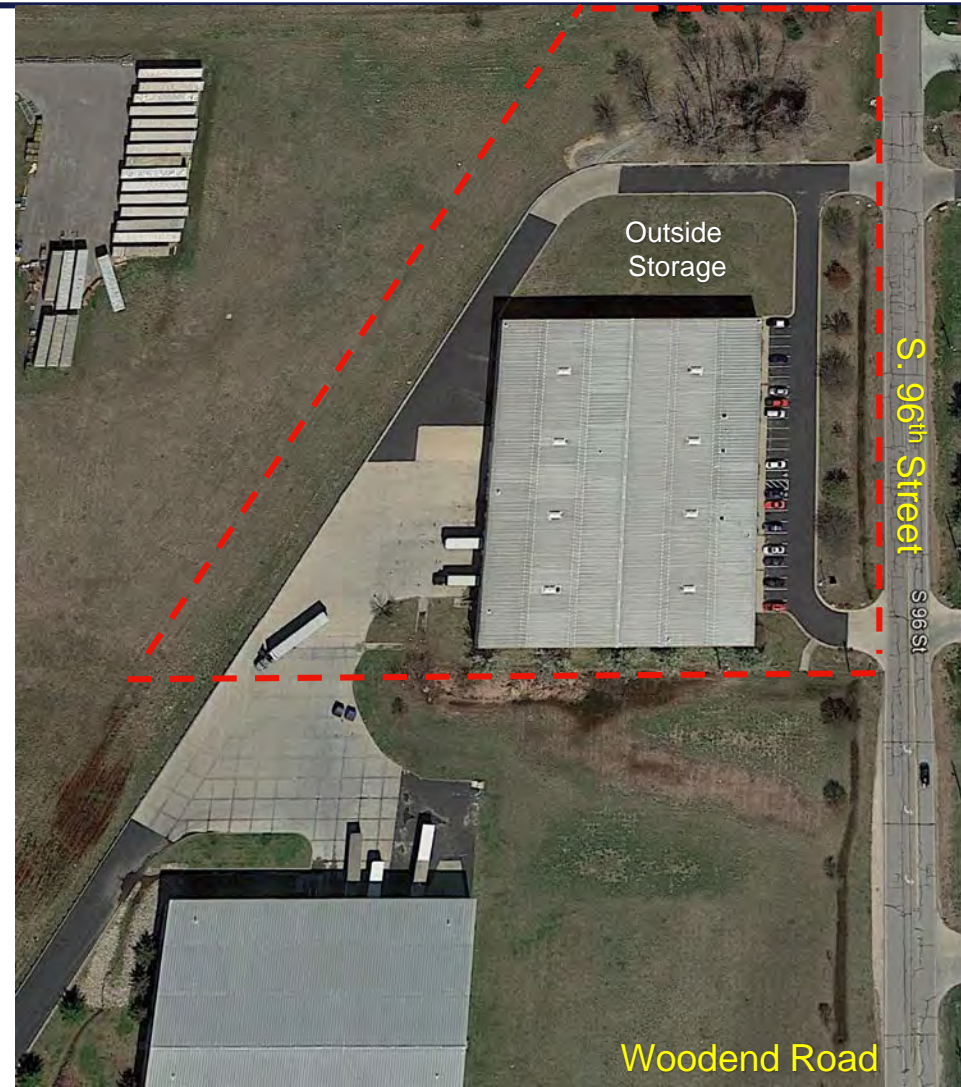
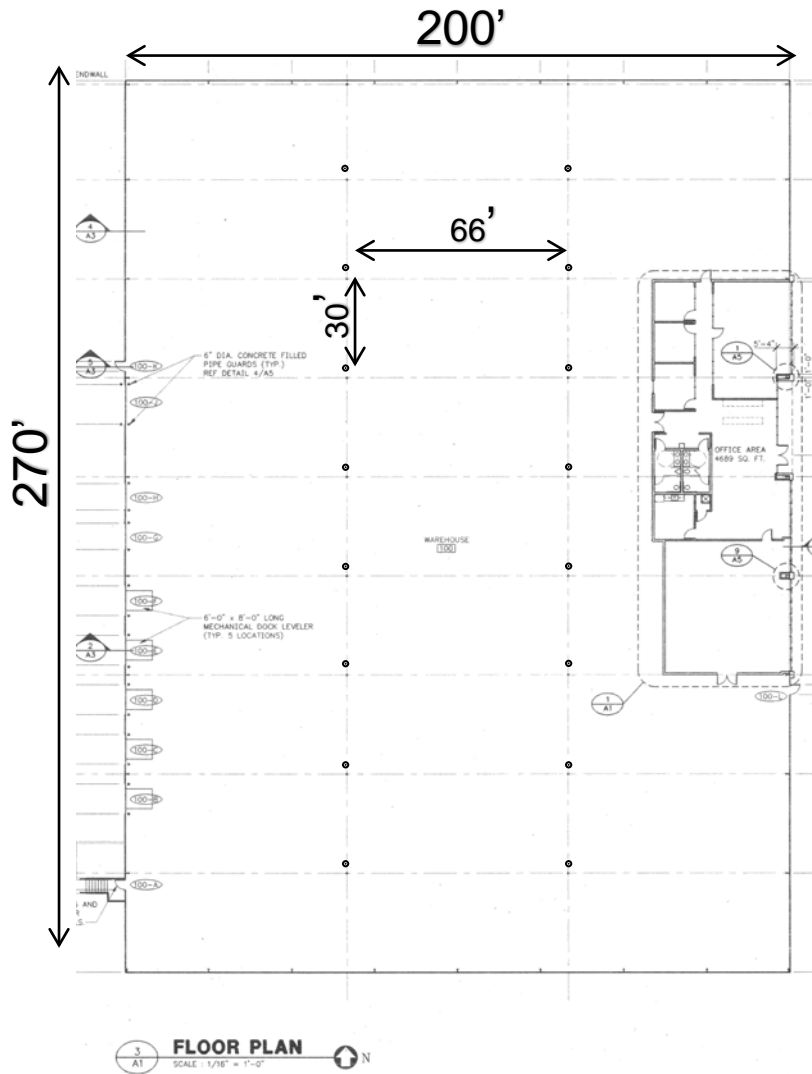
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