

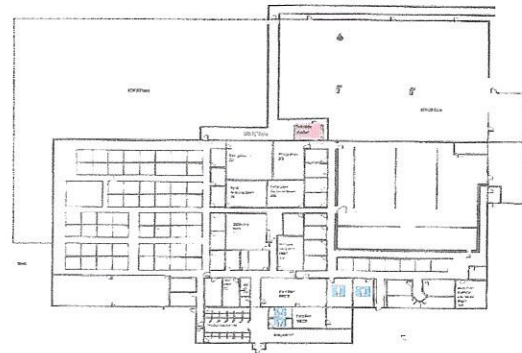


INVESTMENT PROPERTY OVERVIEW

- ✓ Sale Price: \$1,800,000 OBO
- ✓ Lease Rate: full service, SF negotiable
- ✓ Lot Size: 8.73 acres
(5 acres available for expansion)
- ✓ 54,950 SF Building Area
(33,550 SF Office / 21,400 SF Insulated Warehouse)
- ✓ 169 paved parking stalls
- ✓ Tornado shelter
- ✓ Public utilities
- ✓ 7 Arlo exterior security cameras

LOCATION DETAILS

- ✓ Excellent access to Highways 61, 50, 96 and connections to Interstates 35 and 70
- ✓ Located in the City of South Hutchinson, Kansas, and bound by the Arkansas River on the North and US Highway 50 on the South
- ✓ Complete interior/exterior remodel 2015
- ✓ Zoning: medium industrial commercial
- ✓ No use restrictions outside of zoning
- ✓ Move in ready
- ✓ Multi Office Complex



600 Andrew Avenue, South Hutchinson, KS 67505

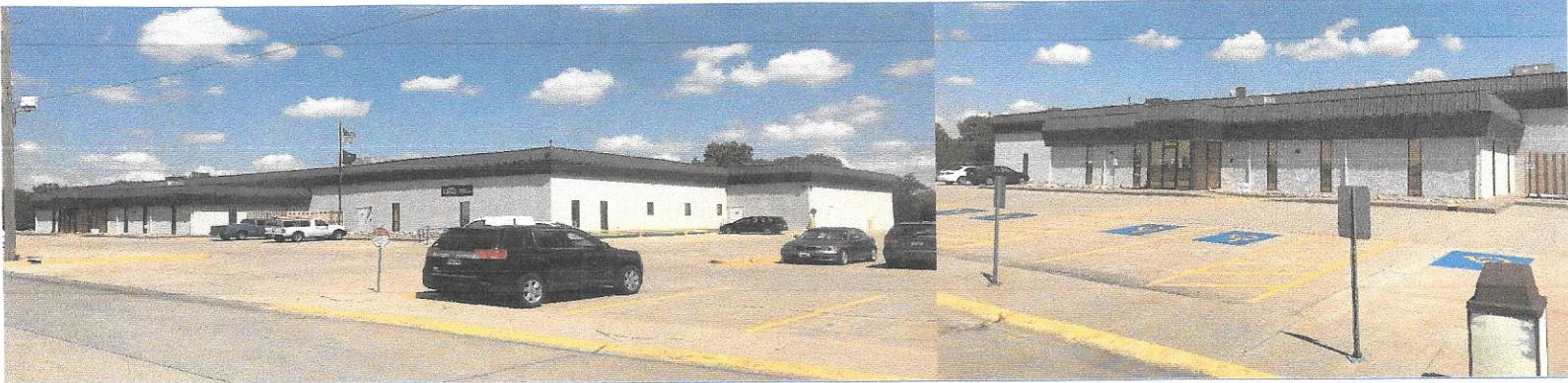
Schedule a walk through today

Contact KCLC, INC Sharon Wilbeck, Owner/Broker | (813) 843-0517 |
sharonwilbeck@yahoo.com

FOR SALE OR LEASE | FREE STANDING BUILDING

South Hutchinson, Kansas | Reno County

Available February 1, 2020



Move-in ready!

RECENT RENNOVATIONS

Complete interior and exterior makeover completed in 2015 including new carpet, painting, ceiling tiles, faucets, sinks, and lighting fixtures to the secured lobby, public/private restrooms, break room, conference rooms, training room, private offices, maintenance rooms, and storage rooms. Also including, HVAC heat pump roof top units for energy efficiency.

USES

Office - business, call center, church, satellite college, financial institution, medical services, retail, trades, sales consulting, *your business*.

Warehouse - assembly, manufacturing, distribution - two large insulated warehouse areas. (2) semi-truck loading docks, infrared heaters, exhaust fans, (2) 10 X 10 overhead doors.

LOCAL BUSINESSES

Morton Salt, Tyson Foods, Collins Bus Corporation, Potter's Plumbing, South Hutchinson Storage, Straub Farm Equipment International, American Packaging, Seed Research Equipment Solutions, Stutzman Refuse Disposal, Reno County Public Works, Machine Design, Agri-Center, Applewood Restaurant, Hoefer's Custom Stain Class, Central Livestock, Dollar General, Heartland Outdoor, Motel 6, Frontier Commerce Park, Love's Travel Center, Sonic Drive-In, Wichita Tractor Co, Simply Goods Overstock, Sun Valley Trucking, Kutter's Furniture, McDonalds, John Deere, *to name a few*.

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