



FOR SALE

1203 E 2nd Avenue

GARNETT, KANSAS

JOHN STAFFORD sior, ccim
john.stafford@colliers.com
DIR +1 816 556 1184

Accelerating success.



FOR SALE

1203 E 2ND STREET

Garnett, Kansas

PROPERTY FEATURES

- > Total Building Area: +/- 12,800 SF
- > Office: +/- 1,000 SF
- > Land Area: 6.2 acres
- > Year Built: 1980
- > Construction Type: steel frame/double insulated metal panels
- > Loading: 1 drive-in door (12' x 12'), 3 dock-high doors (2 full height; 1 van height)
- > Clear Height: 12' - 14'
- > Column Spacing: 40' x 20'
- > Sprinkler System: not sprinkled
- > Electrical Service: 1600a/3phase
- > Warehouse Lighting: florescent strip
- > Zoning: Industrial-Light
- > Sale Price: \$375,000
- > Taxes: \$7,535
- > Additional:
 - > FREE NATURAL GAS / BUILDING HEAT:
The building is heated via natural gas from a drilled well to the overhead warehouse unit.
 - > Fully air-conditioned warehouse (t wo 5-ton units)
 - > Operating weight scale
 - > Operating security camera/surveillance system in place

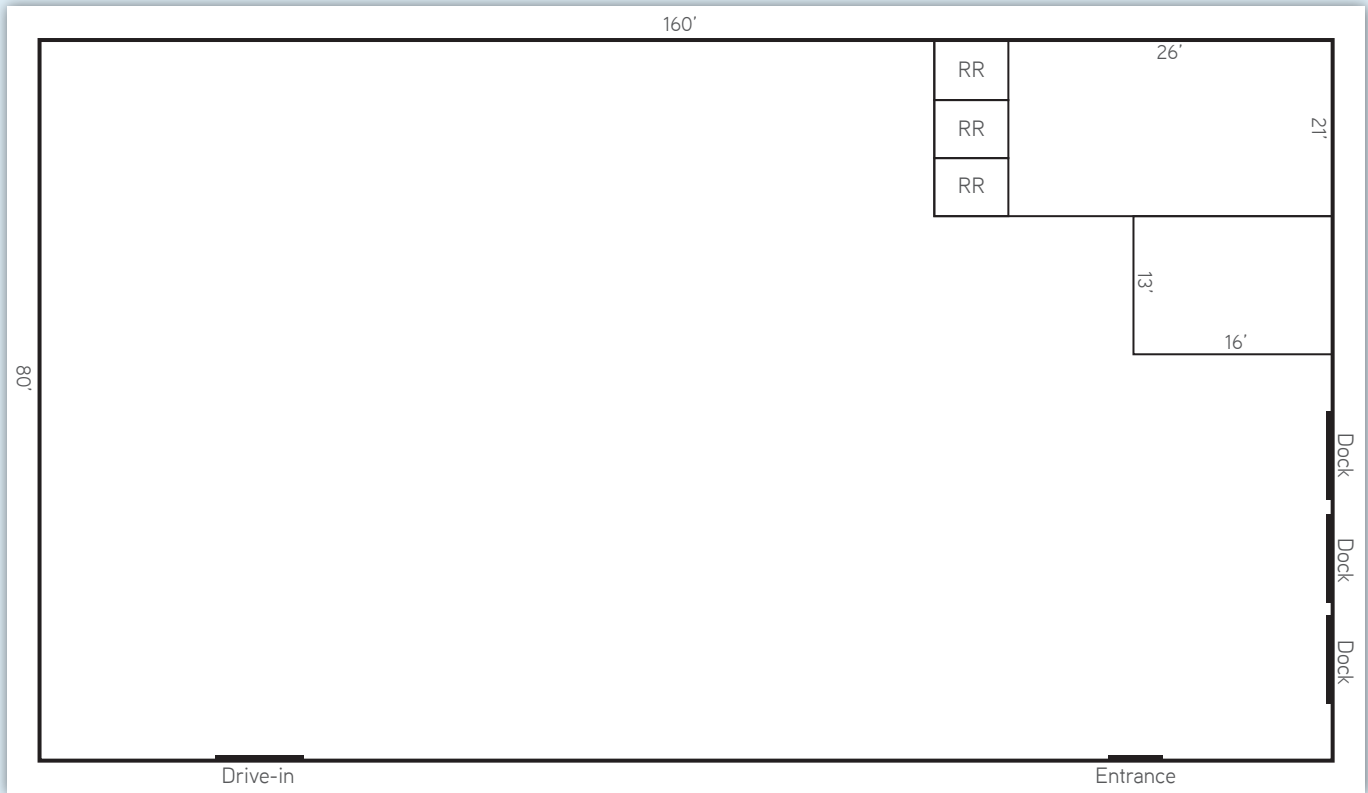
OFFICE



WAREHOUSE



FLOOR PLAN

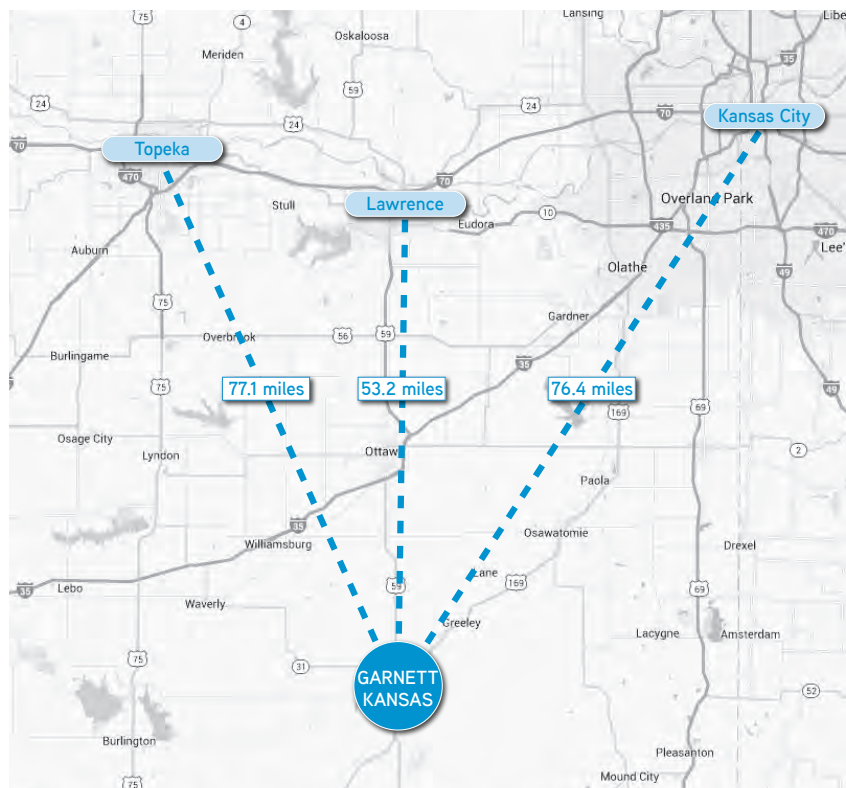


AERIAL



1203 E 2ND AVENUE
GARNETT, KANSAS

LOCATION:



CONTACT DETAILS

DIR +1 816 531 5303
FAX +1 816 531 5409

Colliers International
Kansas City
4520 Main Street
Kansas City, MO 64111

www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2015. All rights reserved.

