

OFFERING MEMORANDUM

OPERATIONAL DATA CENTER FOR SALE - \$2,750,000

1931 SE 9th St.
Newton, KS 67114



RED BRIDGE
COMMERCIAL REAL ESTATE



BEN REED

Owner | Broker

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EXECUTIVE SUMMARY



OPERATIONAL DATA CENTER

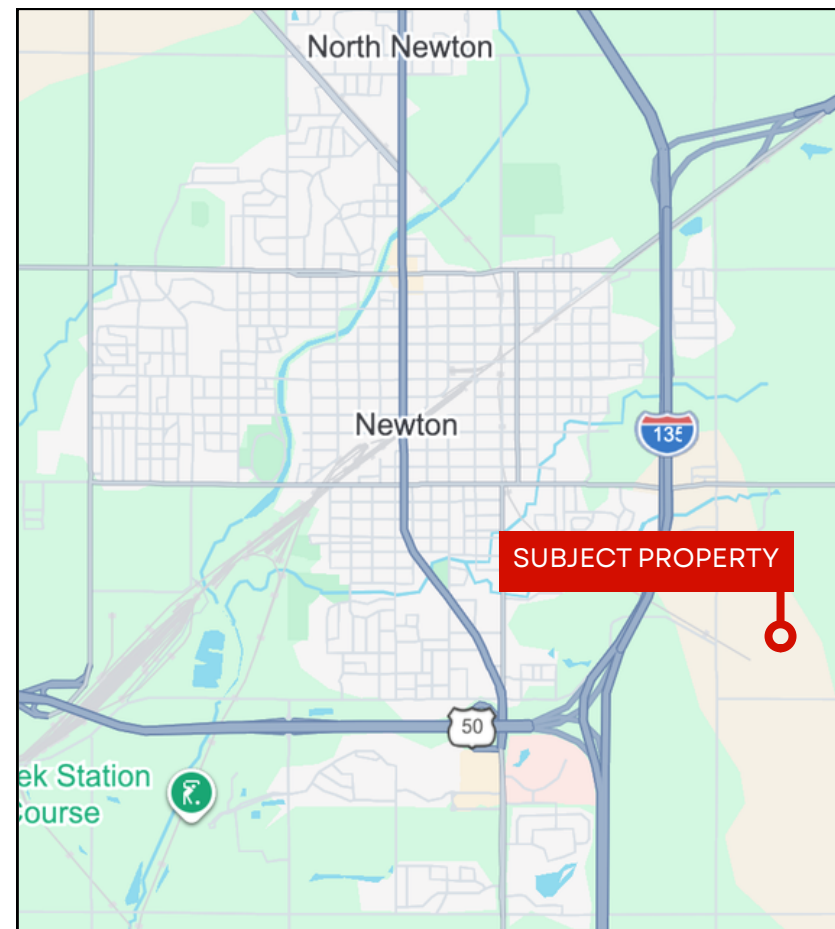
1931 SE 9th St.
Newton, KS 67114



THE OFFERING

PRICE: \$2,750,000

YEAR BUILT	2009
BUILDING SIZE	9,300 SF
LOT SIZE	2.9 Acres
OCCUPANCY	VACANT
FIRE SUPPRESSION	YES
REDUNDANT POWER	YES
BACKUP GENERATOR	YES
UPS BACKUP UNITS	YES
UNDERFLOOR COOLING	YES
FIBER INTERNET	YES



GROW OUR INVESTMENT PORTFOLIO IN NEWTON!

PROPERTY HIGHLIGHTS

This purpose-built data center offers secure, mission-critical infrastructure designed to support enterprise technology, cloud computing, and disaster recovery operations.

The facility features robust utility service, redundant power systems, advanced cooling capabilities, and secure access controls to ensure reliable, around-the-clock performance. Its central U.S. location provides excellent connectivity, low-latency access to regional markets, and convenient proximity to Wichita, making it an attractive solution for organizations seeking scalable and resilient data infrastructure.

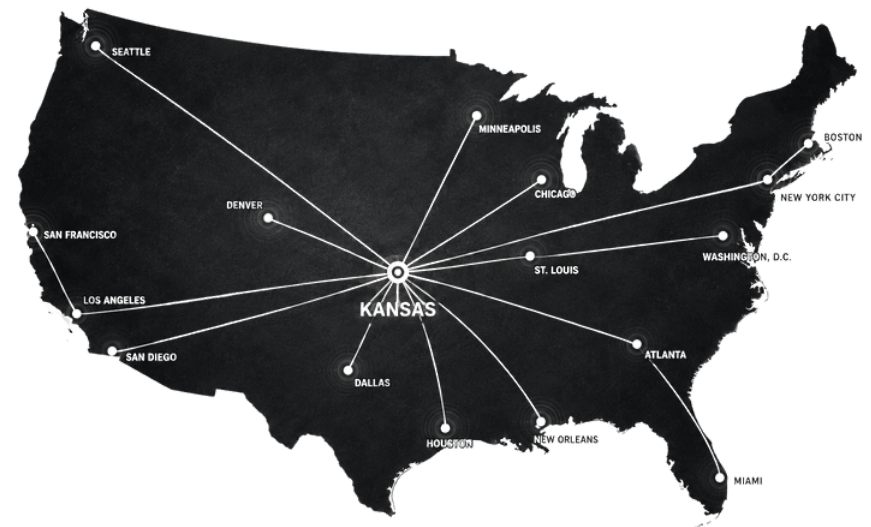
Location and Accessibility



~ 3 minutes



~ 5 minutes

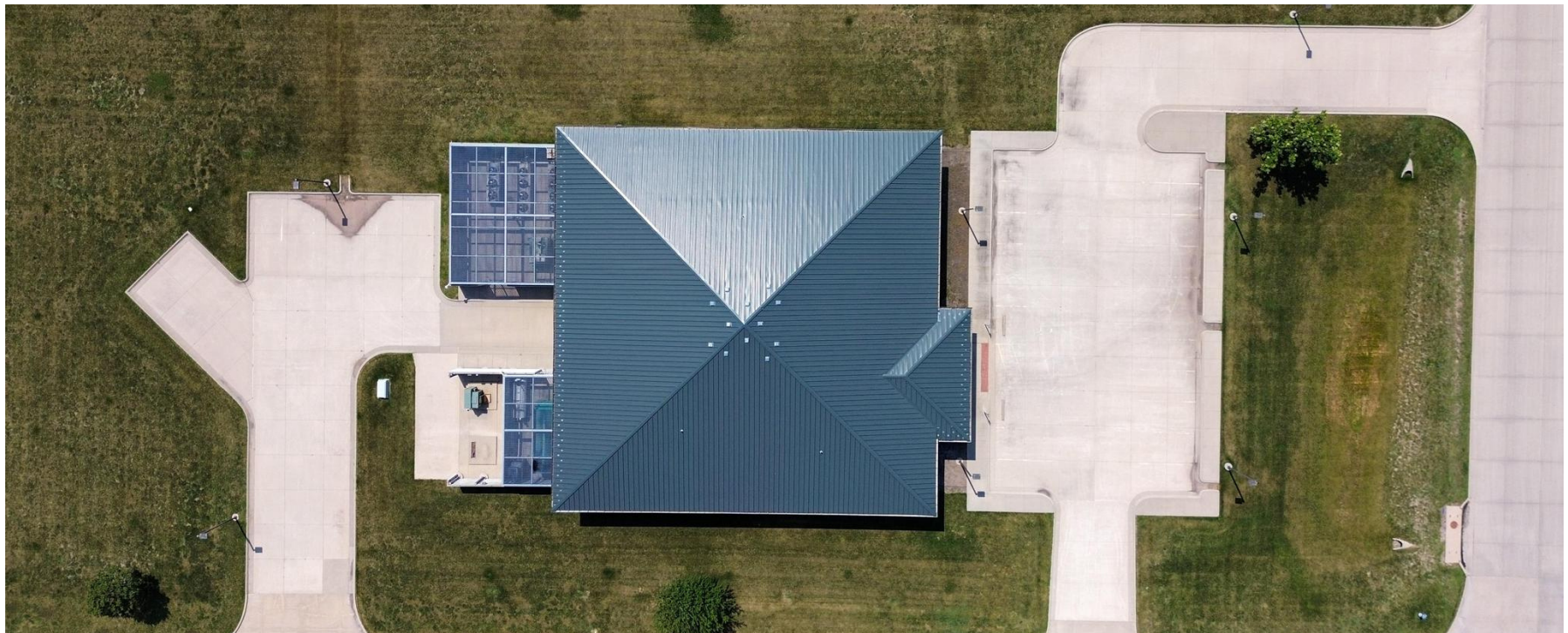


PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Newton Industrial Park offers businesses a strategic location in the heart of south-central Kansas with immediate access to Interstate 135, U.S. Highway 50, and the greater Wichita metro. Companies are drawn to the area for its affordable industrial land, expansion-ready sites, skilled regional workforce, and proximity to major transportation and rail networks. Supported by a pro-business economic development environment and growing industrial investment, Newton provides an ideal setting for manufacturing, distribution, logistics, and commercial operations seeking lower operating costs without sacrificing access to customers, suppliers, or talent.





REGULAR MAINTENANCE

Existing professional management is in place, providing regular and timely maintenance.

MORE CAPACITY

300 KVA transformer with additional capacity available up to 1000 KVA with current infrastructure.



PREPARED FOR WEATHER

This building was designed to withstand an F3 tornado and boasts multiple security levels aimed at notifying changes to the facility.

FACILITY SPECIFICATIONS

300 kVA Transformer (can expand to 1000 kVA)

Raised Floor Data Center Room - Cooling Infrastructure Installed

FM200 Fire Suppression System

Three (3) CRAC Units

Three (3) UPS Backup Units

Backup Generator & 850 Gallon Diesel Fuel Tank

Fiber Optic Internet



AREA OVERVIEW



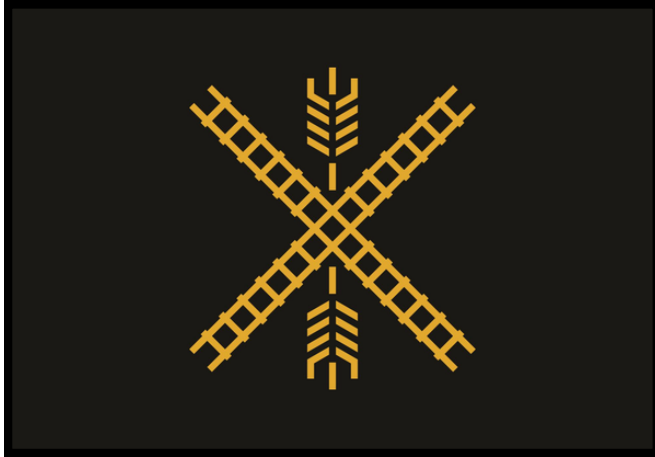
AREA NEIGHBORS

POSITIONED AMONG A MIX OF SERVICE/MANUFACTURING/WAREHOUSE USERS

- GAF
- CD CUSTOM ENTERPRISES
- BARKMAN HONEY
- BERAN CONCRETE
- SIMPLOT
- TRIBINE HARVESTER
- STANBRIDGE COLOR CORPORATION
- GEMINI FILTERS
- MID-CONTINENT INDUSTRIES, INC.
- FARM SERVICE AGENCY
- CONTINENTAL AGRA GRAIN EQUIPMENT
- INDUSTRIAL METAL FAB, INC.
- CYNTOX
- HERITAGE HOME WORKS
- FOREST PRODUCTS SUPPLY CO.
- FUTURE FOAM
- HERITAGE FIRE PROTECTION
- BUNTING MAGNETICS
- J & M AG SERVICES, INC.
- QT
- ROAD READY TRAILER SOLUTIONS
- APAC



WHY NEWTON?



- **Affordable Housing Market**

- Median Home Value: \$161,788 (state average of \$232,507)
- Housing affordability index of 156 makes homes easier to purchase

- **Convenient Commute Times**

- Only 20 miles from Wichita
- 14.7% of commuters travel less than 10 minutes

- **A Growing & Stable Community**

- Population approximately 20,000
- Newton offers an ideal environment for families and professionals
- Median Household income of \$65,000+

- **Diverse Business & Employment Opportunities**

- 900+ total businesses employing 11,000+ people
- Major industries include healthcare, manufacturing, and retail



WHY HARVEY COUNTY?

AMERICA'S HEARTLAND

Strategically positioned at the center of the nation with direct access to Interstate 135, U.S. Highway 50, two Class 1 rail carriers, Amtrak service, and a local airport, Harvey County is built for business. The Kansas Logistics Park in Newton offers BNSF-certified, shovel-ready industrial sites within the Wichita Foreign Trade Zone – giving manufacturers and distributors a powerful cost and logistics advantage from day one.

And the momentum is real: GAF, North America's largest roofing manufacturer, just broke ground on a 230-acre facility here. Shield AI selected Newton's airport for a cutting-edge defense tech flight test operation. Hillsboro Industries, Park Aerospace, Bunting Magnetics, and others have all chosen to grow right here. Backed by fiscally sound county government and a dedicated Economic Development team that competes – and wins – on the national stage, Harvey County isn't just open for business. With a workforce of over 200k within a 30-mile radius, it's where serious investors are already putting their money to work.



Shield AI Test Site
Newton | SUMMER 2026



GAF Newton
\$350M | Under Construction



Hillsboro Industries
\$11M | Completed | Newton



AGCO Corporation
Hesston



Gallery Mostaza
Now Open | Newton



NMC Health
Top 100 Rural & Community
Hospital | Newton



CONTACT US

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