



MANUFACTURING/WAREHOUSE FACILITY

200 N. GALVESTON ST., CHERRYVALE, KS 67335

FOR SALE ~~\$850,000~~
\$690,000

FOR LEASE \$2.00/SF, NN

SITE SIZE
178,596± SF (4± A)

BUILDING SIZE
54,439± SF

AVAILABLE SPACE
54,439± SF

CONSTRUCTION
STEEL, MASONRY

POWER
440/220V, 3-PHASE

YEAR BUILT
1947, 1964

ZONING
INDUSTRIAL

CEILING HEIGHT
12.5' - 17'

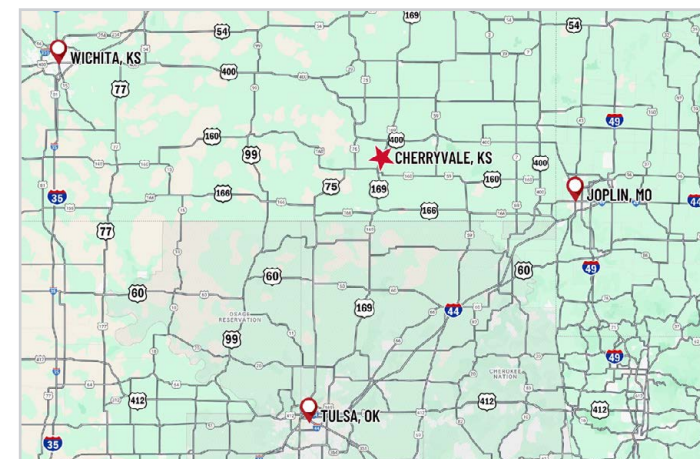
DOCK DOORS
3 (8' X 8')

GRADE LEVEL DOORS
1 (18' X 12' DRIVE IN DOOR)

2025 TAXES
GENERAL: \$10,081.63 | SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Heavy power.
- Rail access to South Kansas & Oklahoma Railroad, owned and operated by Watco.
- Dust collectors can remain or be removed.
- Sprinkled - dry system.
- Compressed air system.
- The \$375 million Bartlett Soybean Plant recently opened, creating 60 jobs in the area.



TRAVEL TIME:

1.3 hrs. to Joplin, MO | 1.75 hrs. to Tulsa, OK | 2 hrs. to Wichita, KS



Ben Gartner, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial

Office: 316-262-6400

Weigand.com

MANUFACTURING/WAREHOUSE FACILITY FOR SALE/LEASE 200 N. GALVESTON ST., CHERRYVALE, KS

WEIGAND
COMMERCIAL

EXTERIOR PHOTOS



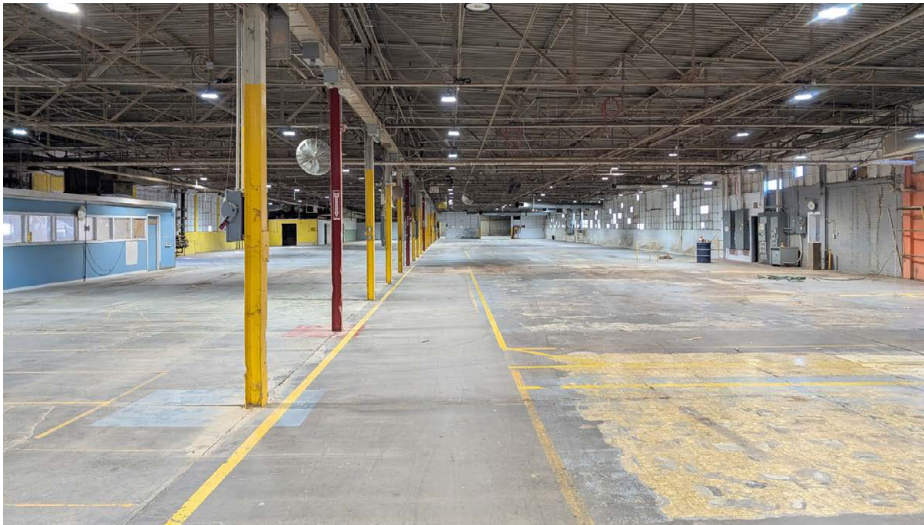
All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



Ben Gartner, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

INTERIOR PHOTOS

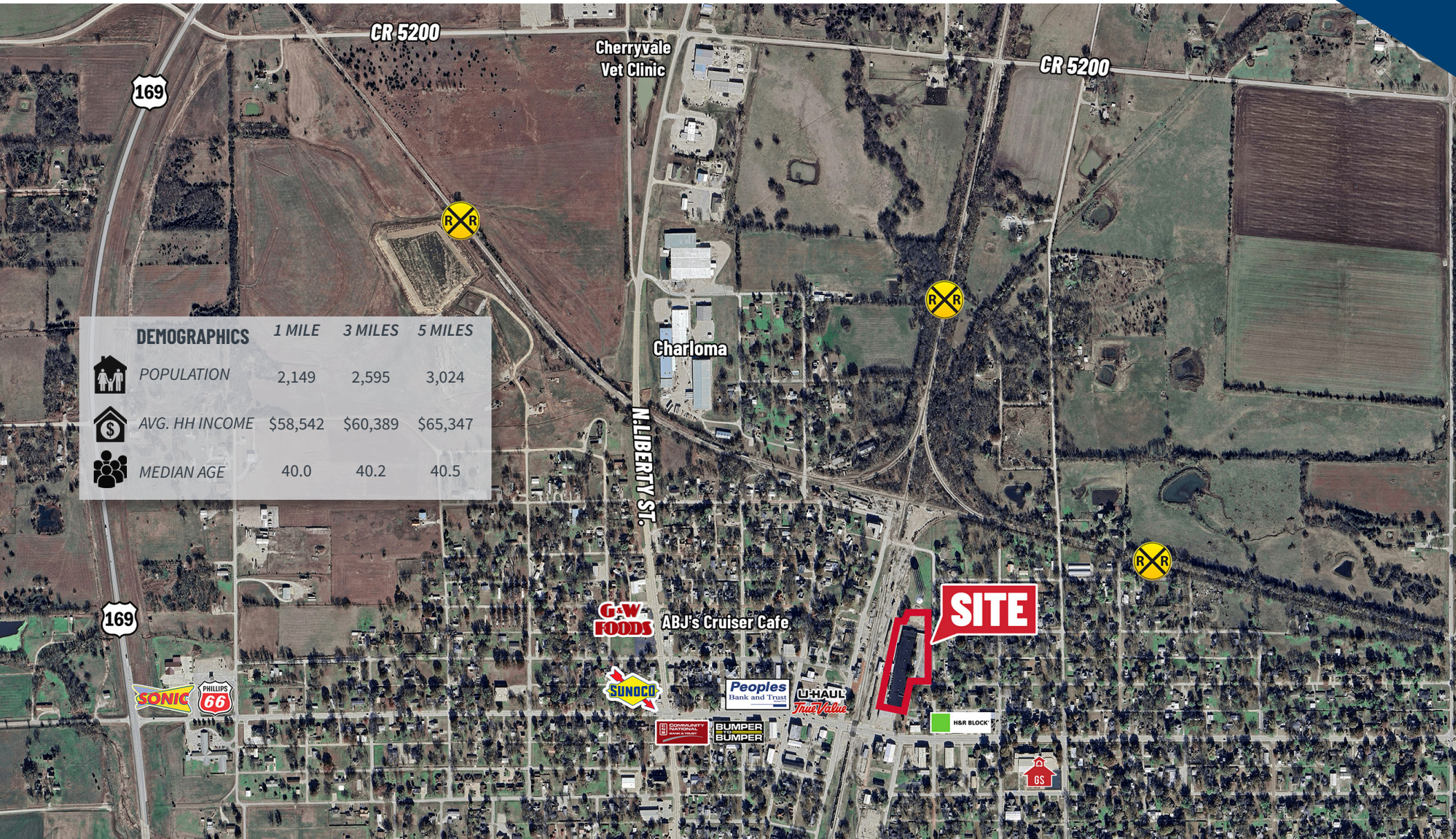


All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.

MANUFACTURING/WAREHOUSE FACILITY FOR SALE/LEASE 200 N. GALVESTON ST., CHERRYVALE, KS

WEIGAND
COMMERCIAL

AERIAL VIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,149	2,595	3,024
AVG. HH INCOME	\$58,542	\$60,389	\$65,347
MEDIAN AGE	40.0	40.2	40.5



Ben Gartner, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com