



# MANUFACTURING/WAREHOUSE FACILITY

**FOR SALE \$850,000**  
**FOR LEASE \$2.00/SF, NN**

**200 N. GALVESTON ST., CHERRYVALE, KS 67335**

## 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

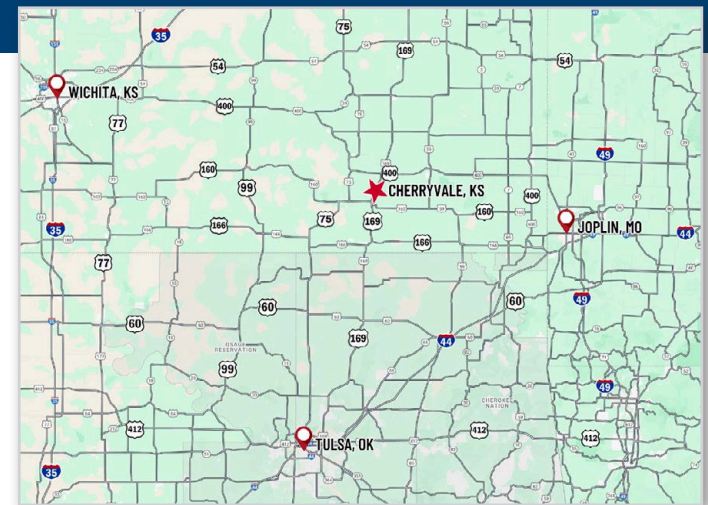
1 (18' X 12' DRIVE IN DOOR)

## 2024 TAXES

GENERAL: \$14,274.29 | 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

WeigandCommercial.com

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## EXTERIOR PHOTOS



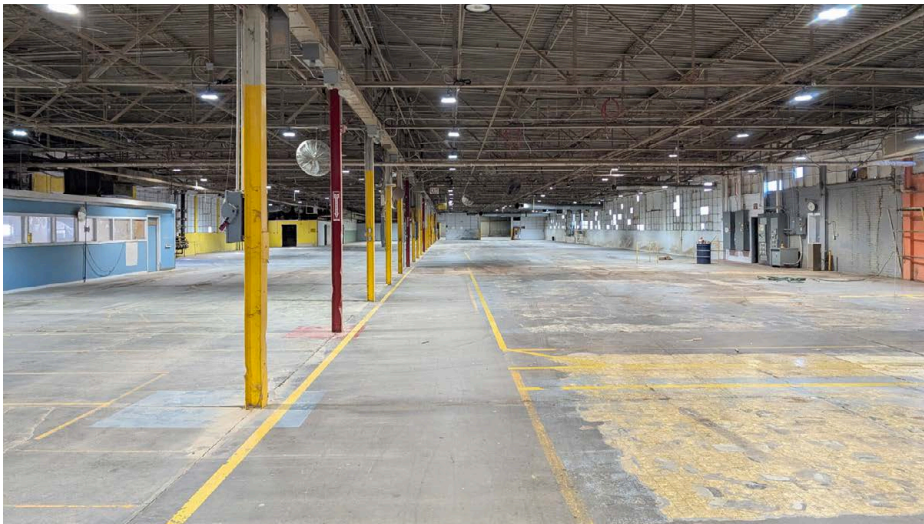
All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee 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.



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## INTERIOR PHOTOS



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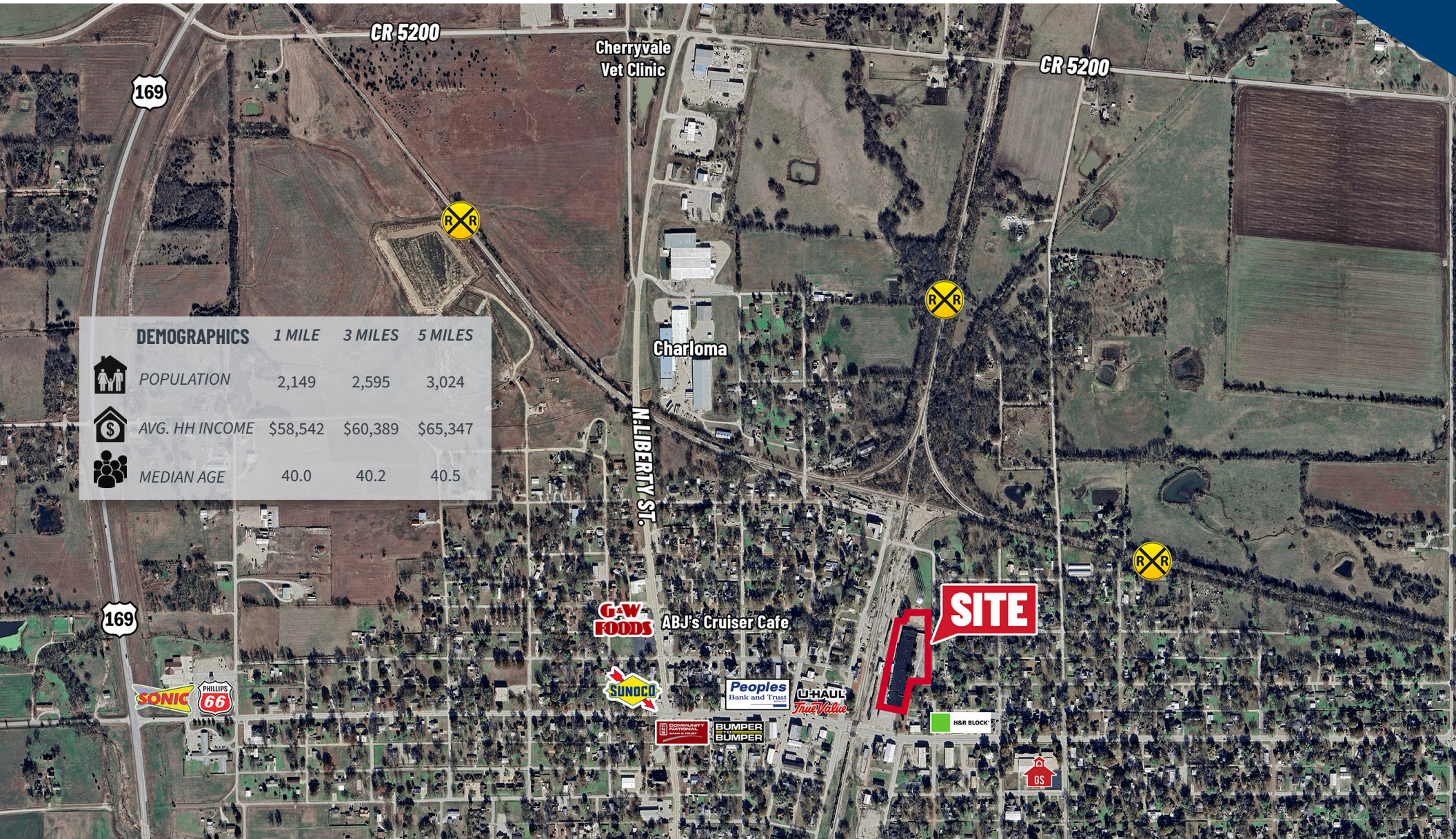
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## AERIAL VIEW



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



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