



TIDEMANN
REAL ESTATE

HUTCHINSON FLEX OPPORTUNITY

930 E. 4th, Hutchinson, KS 67501



FOR SALE OR LEASE

\$600,000

SALE PRICE

29,750 SF (0.68 A)

SITE SIZE

14,800 ± SF, Divisible

TOTAL AVAILABLE SPACE

Entire Building:
\$6,000/Mo., Gross
Divisible: Negotiable

LEASE RATE

14,800 ± SF

BUILDING SIZE

C-4 -Special
Commercial District

ZONING

SINGLE OR MULTI-TENANT USERS

YEAR BUILT:

1970,1979,1985, 2020

CONSTRUCTION:

Steel/Concrete Block

CEILING HEIGHT: 12' - 24'

10' sidewalls (west portion)

20' sidewalls (east portion)

DRIVE-IN DOORS: 5

3- 14'x12' tall

1- 10'x10'

1- 12'x12'

2025 TAXES: (\$1.09/SF)

Generals: \$15,605.46

Specials: \$530.00

HIGHLIGHTS

- **Flexible Space:** Single tenant or DIVISIBLE for multi-tenant and multi-use!
- **Sale or Lease:** Office + Free-span warehouse in Hutchinson, KS.
- Warehouse equipped with floor drains.
- Building offers heat-only climate.
- Great access to K-61/Ken Kennedy Freeway.
- *Contact Broker to discuss flexible space options.*



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

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316-650-8853 | Bradley@TidemannRE.com



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PHOTOS



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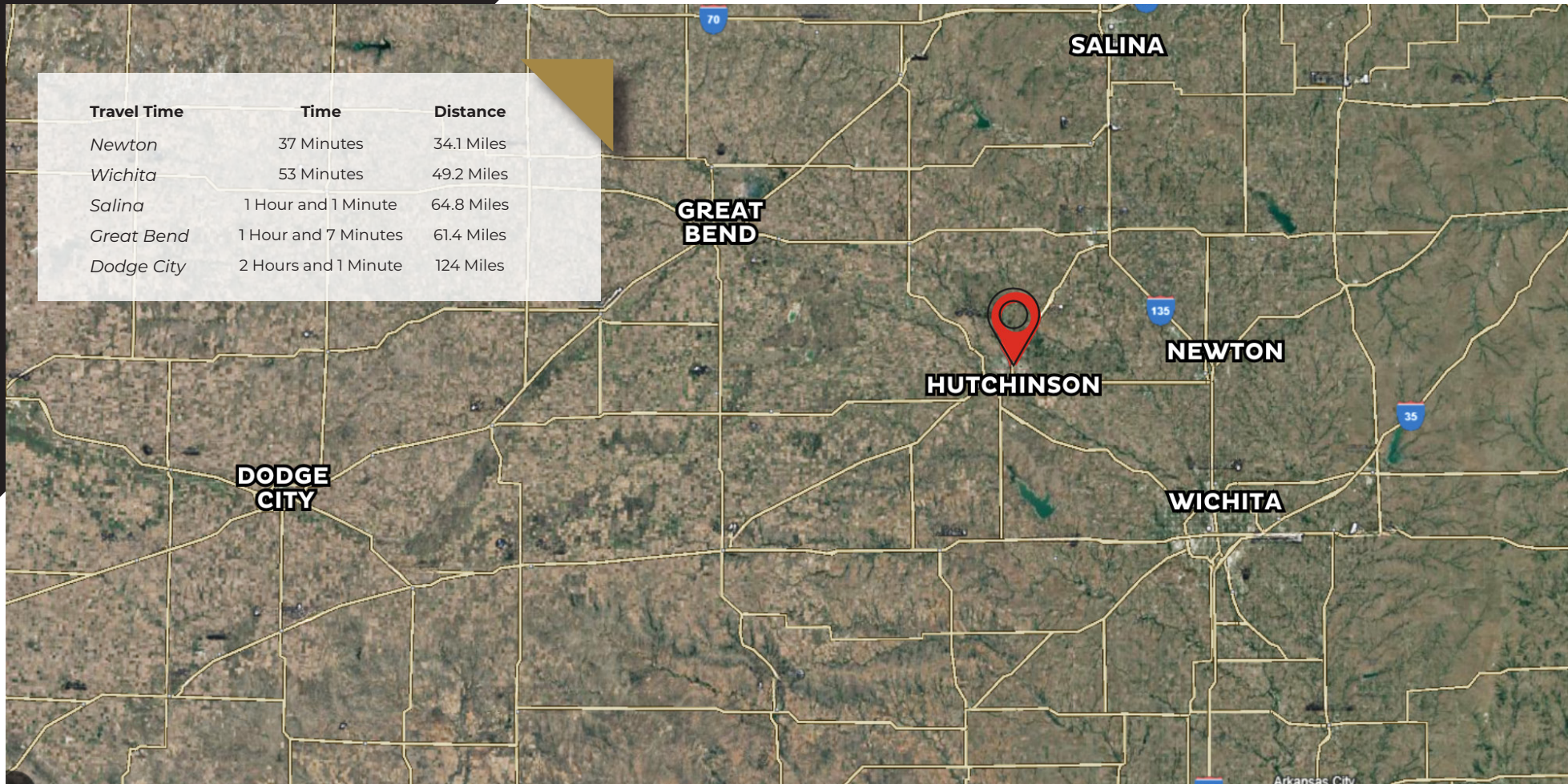
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All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,420	38,960	45,366
Avg. HH Income	\$55,396	\$73,704	\$77,505
Median Age	33.8	38.4	39.5
Traffic Counts			
Severance & 4th Ave	Approx. 11,144 VPD		
K-61 & 4th Ave.	Approx. 18,361 VPD		



SITE

E. 4TH AVE.

N. SEVERANCE ST.

N. PLUM ST.

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