FOR SALE OR LEASE

FORMER CORPORATE FACILITY

306,885 SF MANUFACTURING/WAREHOUSE

3401 E. 4TH AVENUE, HUTCHINSON, KANSAS 67501

CUSHMAN & WAKEFIELD

EST. 1902 J.P. WEIGAND & SONS INC. REALTORS®

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EST. 1902 J.P. WEIGAND & SONS INC. REALTORS®

CUSHMAN & WAKEFIELD

PROPERTY OVERVIEW

OVERVIEW

J.P. Weigand and Sons, Inc. and Cushman & Wakefield are pleased to offer for sale or lease a former corporate facility in Hutchinson, Kansas. Adjacent to the Hutchinson Municipal Airport and less than two miles north of US Hwy. 50, this manufacturing/warehouse facility is approximately 338,931 sq. ft. per Seller records and is situated in the industrial sector of Hutchinson.

- Office build out: 36,422 ± sf of finished office located in several areas
- Former rail spur (BNSF) to rear of site can be installed
- Sprinkled – 300,000 gal. fire reservoir with pump house
- 5 dock high doors
- 16 overhead doors
- Column spacing: 40' north to south, 60' east to west
- Numerous shop buildings on site

Land Area:	37.9 ± Acres
Building Area per Seller Records:	338,931 sf
Building Area per Plan:	306,885 sf total
Manufacturing:	247,407 sf
Office Main Level:	36,776 sf
Office Upper Level:	877 sf
Mezzanine:	13,450 sf
Break Room:	3,577 sf
Former Cafeteria:	4,798 sf
Zoning:	I-3, Heavy Industrial
Year Built:	1966, additions 1973, 1974
Purchase Price:	$3,389,000.00
Lease Rate:	$2.50/sf, Industrial Gross

PROPERTY DESCRIPTION

ADDRESS: 3401 E. 4th Avenue, Hutchinson, Kansas

LAND AREA: 37.9 ± acres or 1,650,924 ± sf

BUILDING AREA PER SELLER RECORDS: 338,931 sf

BUILDING AREA PER PLAN: 306,885 sf total

Manufacturing:	247,407 sf	Mezzanine:	13,450 sf
Office Main Level:	36,776 sf	Break room:	3,577 sf
Office Upper Level:	877 sf	Former Cafeteria:	4,798 sf

OFFICE BUILD OUT: 36,422 ± sf of finished office located in several areas

YEAR BUILT: 1966, additions 1973, 1974

ZONING: I-3, Heavy Industrial

CEILING HEIGHT: Main plant: 18' 9" to bottom of roof truss
Heat treat area: 24' 5"

COLUMN SPACING: 40' north to south; 60' east to west

DOCK DOORS: 5

OVERHEAD DOORS: 16

CONSTRUCTION: Structural steel frame with metal panel exterior

SPRINKLED: Yes, 300,000 gal. fire reservoir with pump house

HVAC: Office, mezzanine, and aluminum machinery area

HEAT: Boilers (2) Superior, Circa 1980 (Mohawk)

PARKING: 302 striped + additional spaces parking on asphalt paved lot

PARCEL NUMBERS:
078-135-16-0-10-01-002.00-0 and 078-135-16-0-10-01-003.00-0

2016 TAXES:
Generals – $109,839.54
Specials – $712.58

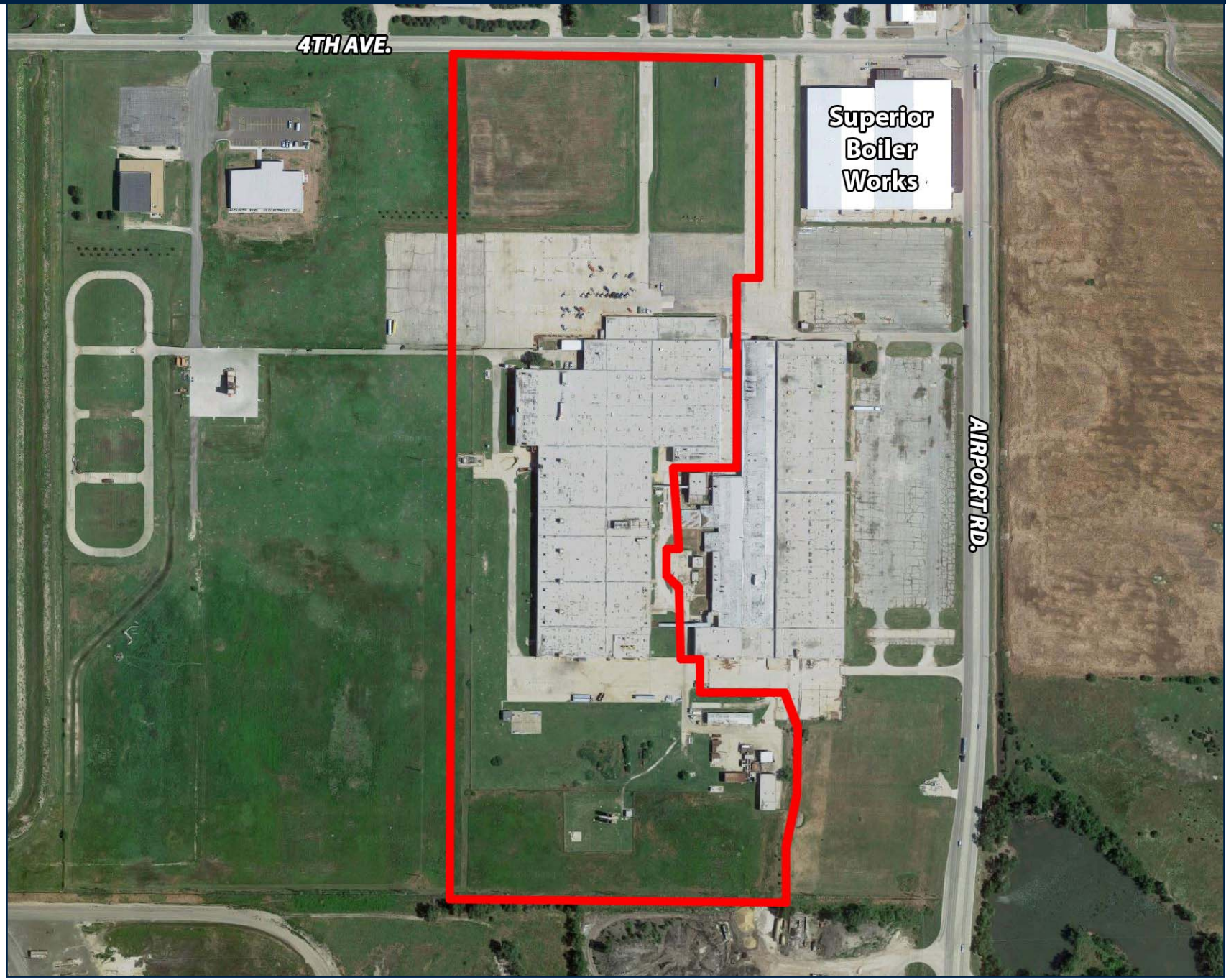
PROPERTY HIGHLIGHTS:

- Former rail spur (BNSF) to rear of site can be installed
- Concrete floor – 6" thick
- Roof – flat, composition

Sale Price: $3,389,000.00

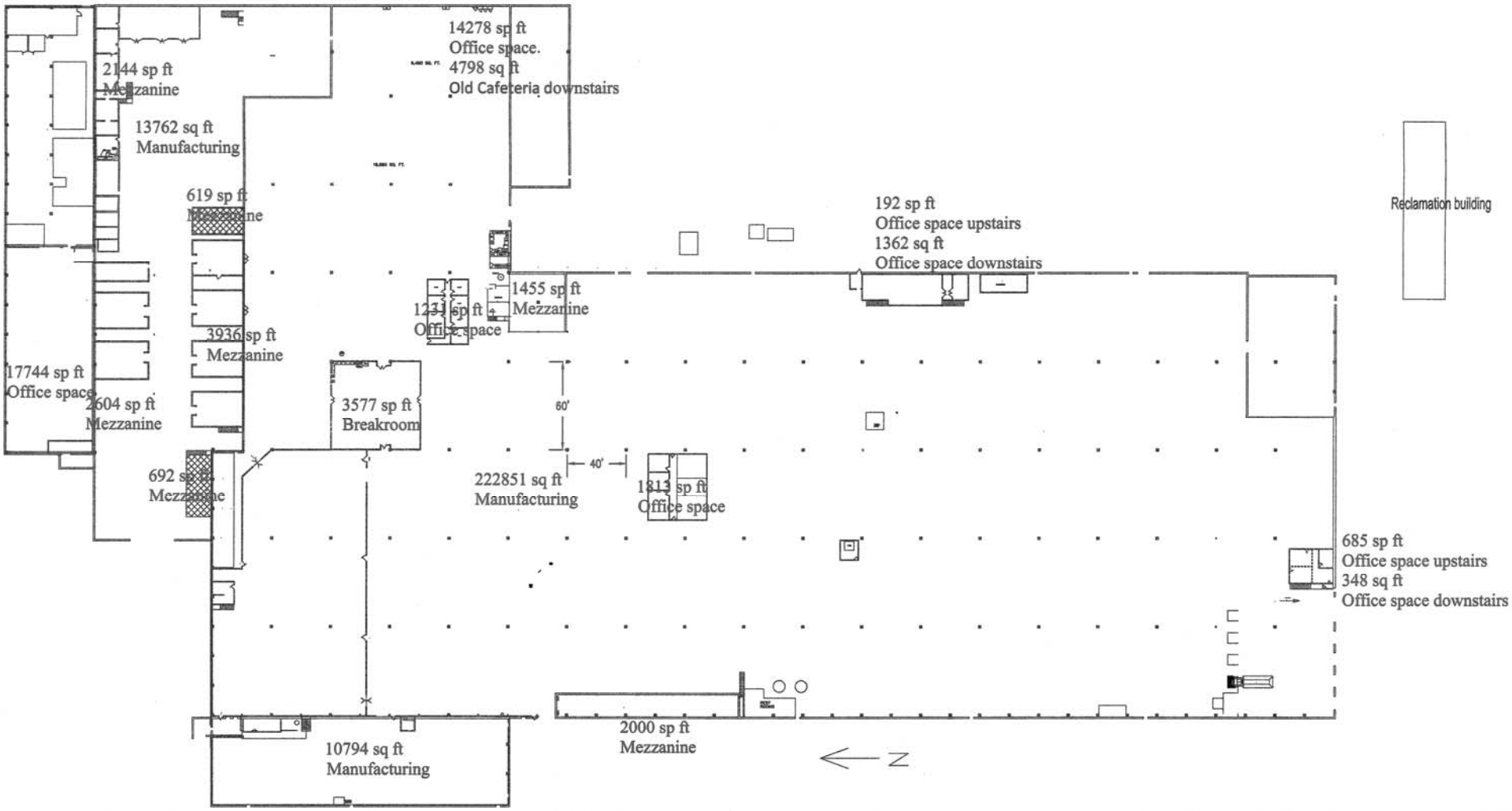
Lease Rate: $2.50/sf, Industrial Gross

AERIAL VIEW



AREA BUSINESSES & AMENITIES

BUILDING PLAN



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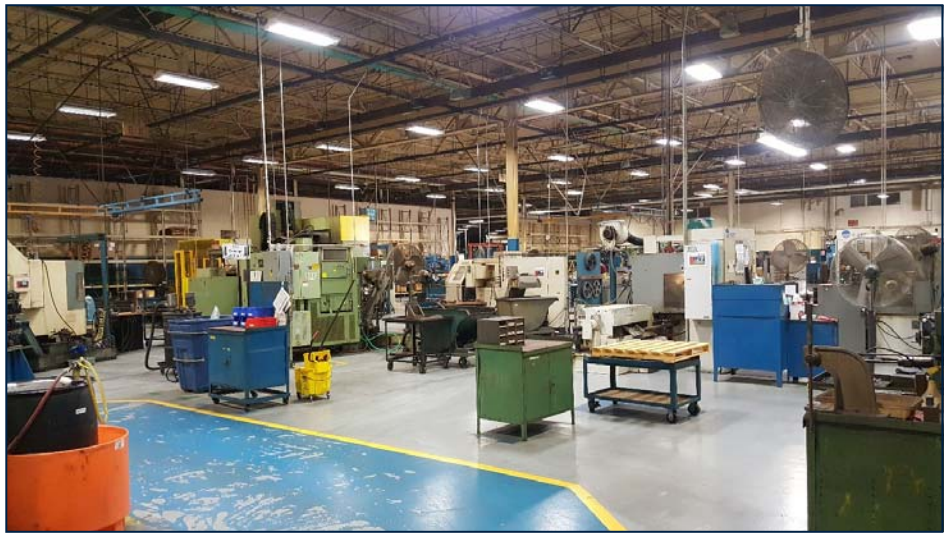
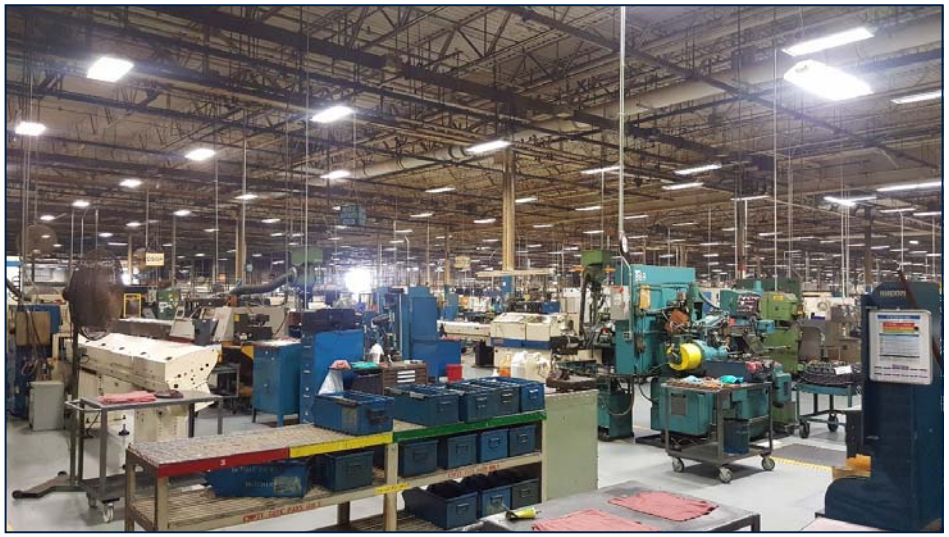
PROPERTY PHOTOS





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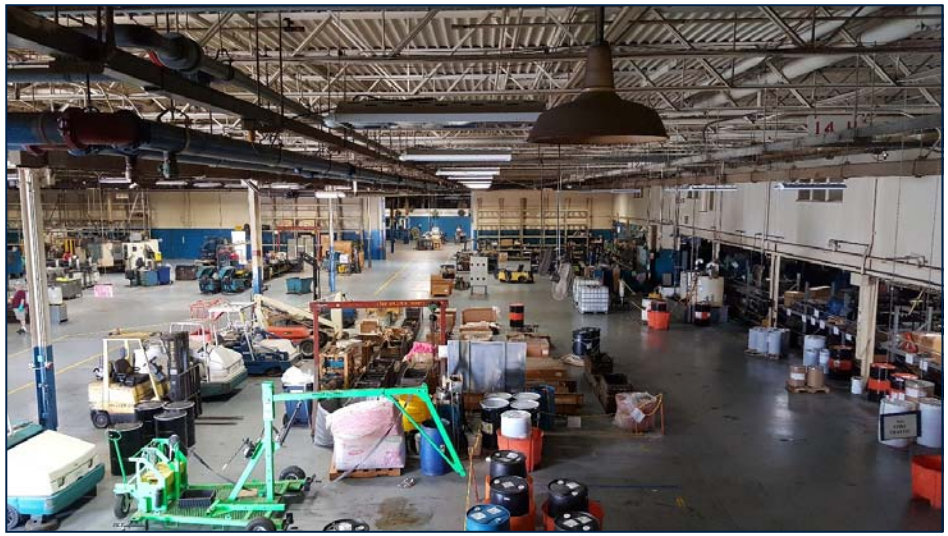

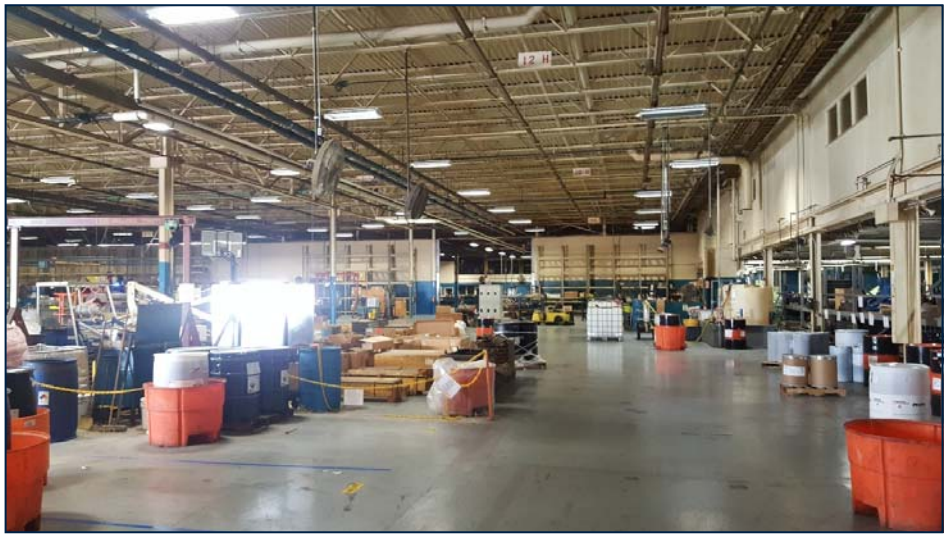

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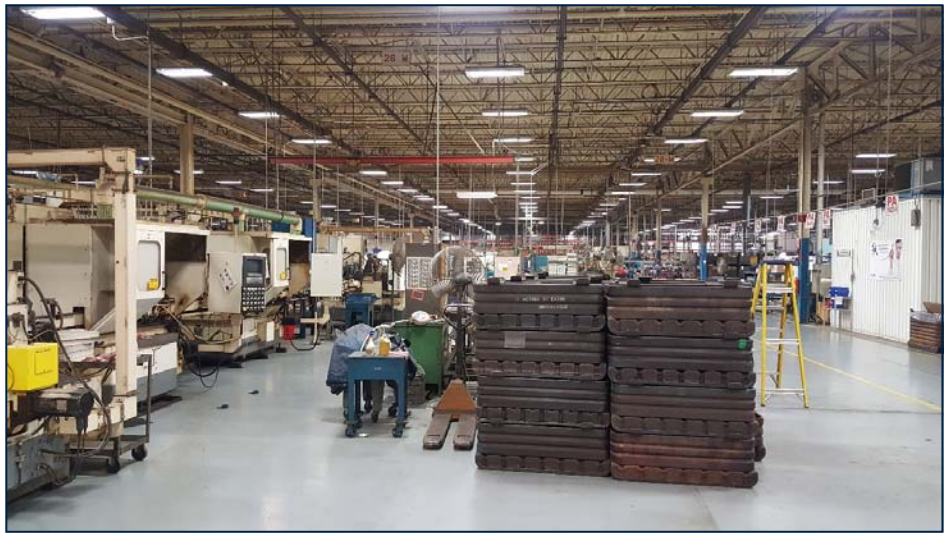

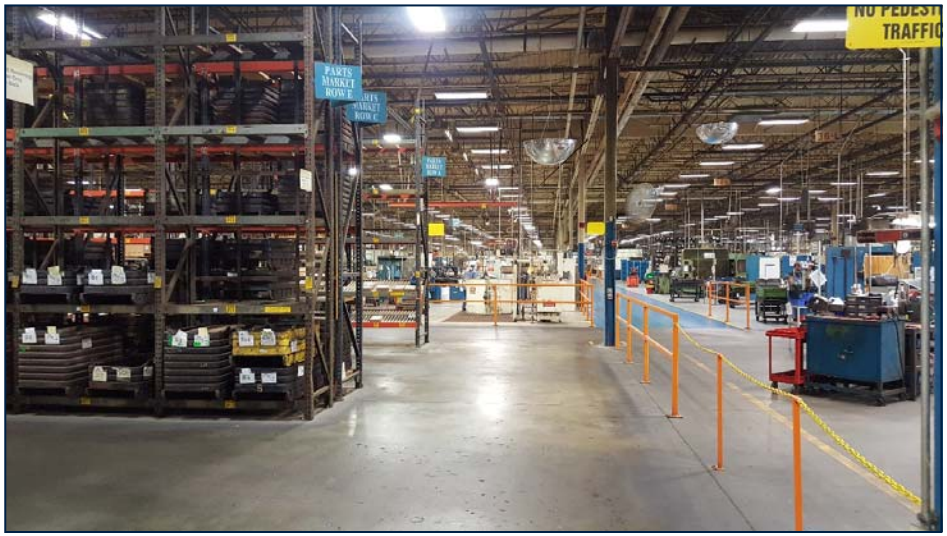

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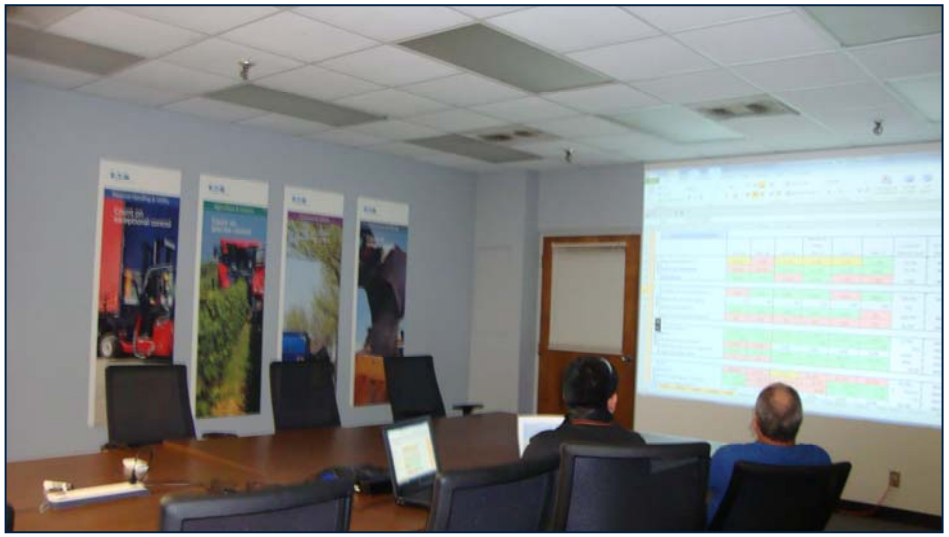
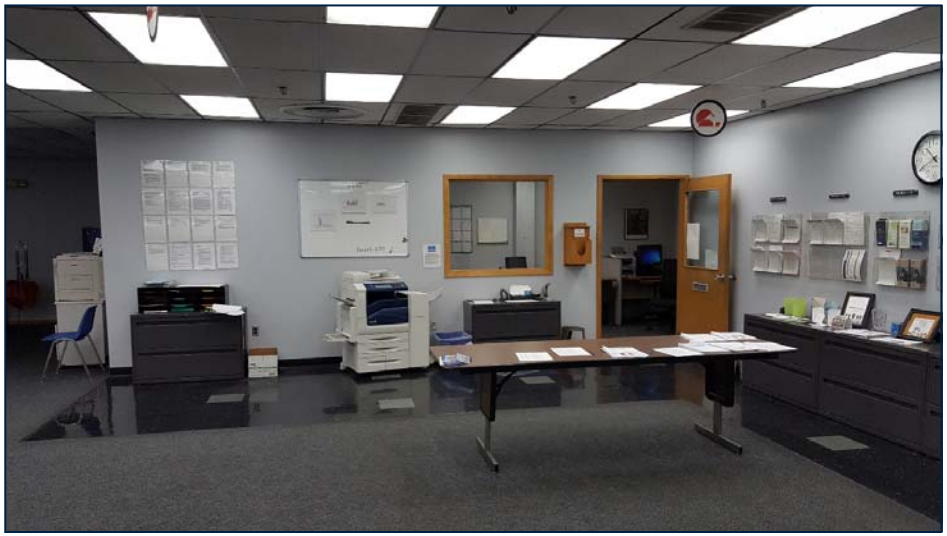




PROPERTY PHOTOS

CITY OVERVIEW

HUTCHINSON, KANSAS

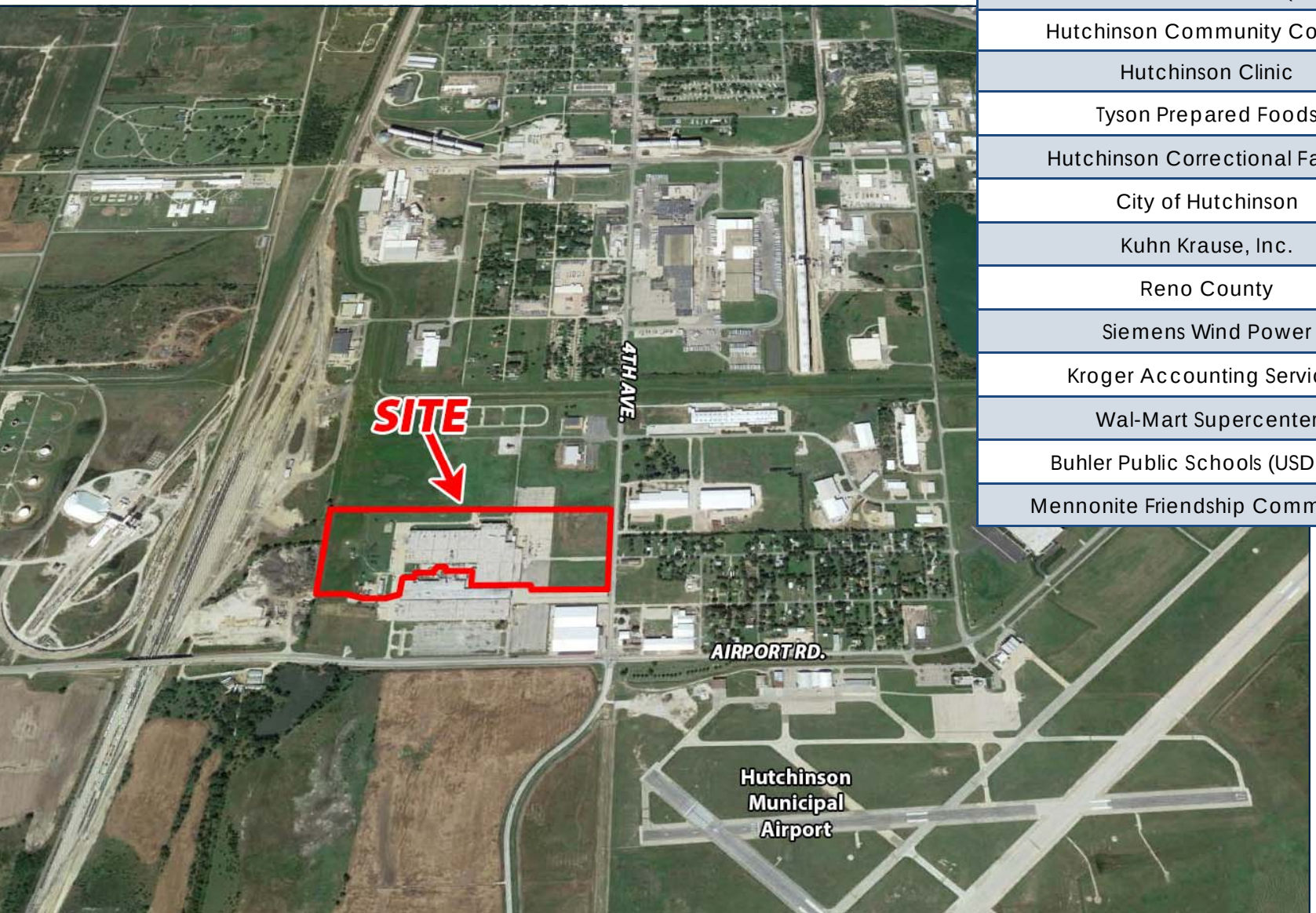
Hutchinson, once known as the gateway to western Kansas is home to 42,080 people as of the 2010 census. Hutchinson is the county seat of Reno County and located 39 miles northwest of Wichita, Kansas. Nicknamed The Salt City, Hutchinson is referred to locally as Hutch. Area attractions include the Kansas Cosmosphere & Space Center, Strataca Kansas Underground Salt Museum, Hutchinson Zoo, and home to the Kansas State Fair to name a few.

Accessibility to Hutchinson is available through many major highways to include K-96, K-61, and US Highway 50. Rail is serviced nationally by Burlington Northern/Santa Fe Railroad and the Union Pacific Railroad while Kansas & Oklahoma Shortline Railroad services regional access. The subject property is in close proximity to rail service, but a rail spur is not currently available but can be installed. Amtrak provides daily passenger service.

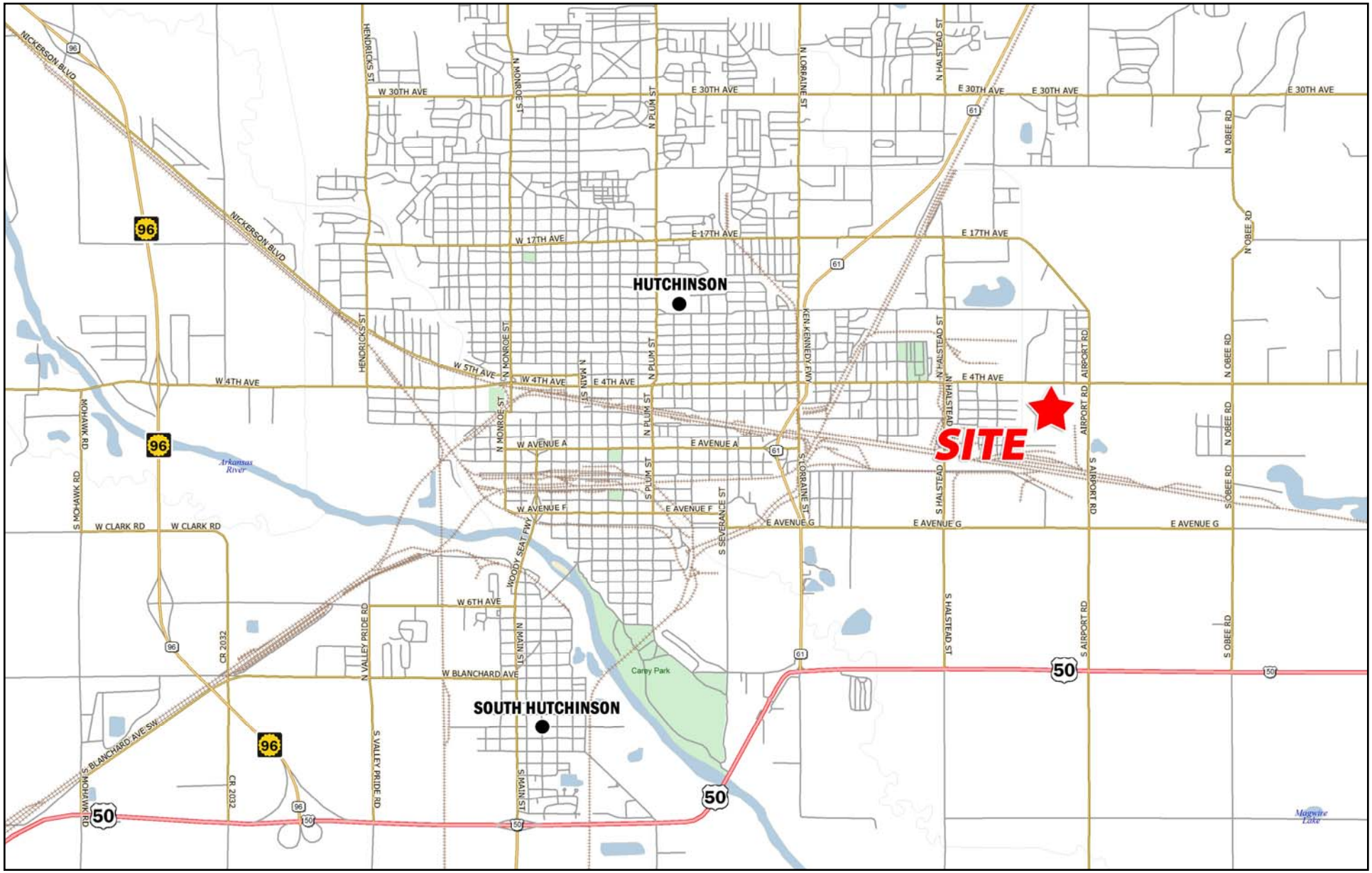
Hutchinson and Reno County pull employees from seven surrounding counties. Leading employers include Hutchinson Regional Medical Center, Dillons, Hutchinson Public Schools, Hutchinson Community College, Hutchinson Clinic, Tyson Prepared Foods, Hutchinson Correctional Facility, City of Hutchinson, Kuhn Krause, Inc., Reno County, Siemens Wind Power, and Wal-Mart.

CITY OVERVIEW

HUTCHINSON AREA MAJOR EMPLOYERS	EMPLOYEE #
Hutchinson Regional Healthcare Systems	1,297
Dillons Corporate	1,035
Hutchinson Public Schools (USD #308)	927
Hutchinson Community College	724
Hutchinson Clinic	653
Tyson Prepared Foods	560
Hutchinson Correctional Facility	509
City of Hutchinson	400
Kuhn Krause, Inc.	399
Reno County	395
Siemens Wind Power	370
Kroger Accounting Services	343
Wal-Mart Supercenter	343
Buhler Public Schools (USD 313)	342
Mennonite Friendship Communities	284



HUTCHINSON, KANSAS MAP



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