

REDUCED PRICE > \$5,800,000



FOR SALE > 406,027± SF > FORMER SOUTHWIRE BUILDING

2412 Hwy 169 > <http://www.colliers.com/2412hwy169>

COFFEYVILLE, KANSAS

AGENT: DOUG HEDRICK SIOR, CCIM
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Accelerating success.





Building Features

Total Building Area:	406,027± SF <ul style="list-style-type: none">> Production: 306,350± SF> Warehouse: 91,400± SF> Office: 7,500± SF> Break Area / Locker Rooms: 5,615± SF
Acreage:	30.80 total acres
Electrical:	Coffeyville Light & Power - 12,500 Volt power stepped to 277 / 480 v, 3-phase - redundant loop system
Ceiling Height:	Production: 22' - 36'4" Warehouse: 34' - 38'5"
Column Spacing:	Production: 25' x 50' Warehouse: 36' x 50'
Loading:	Production: <ul style="list-style-type: none">> 4 dock doors 9' x 10'> 2 drive-in doors 10' x 14'> 3 rail doors Warehouse: <ul style="list-style-type: none">> 14 dock doors 8' x 10'> 1 drive-in door 10' x 14'
Dock Equipment:	Fully equipped with 25,000 lb pit levelers
Dock Locks:	Dok Lok System
Dock Lights:	Versa Light System
Rail Served:	SKOL / WATCO
Fire Suppression:	Wet sprinkler system
Floor Thickness:	Production: 5" P.T. slab Warehouse: 9" P.T. slab



Building Features CONTINUED

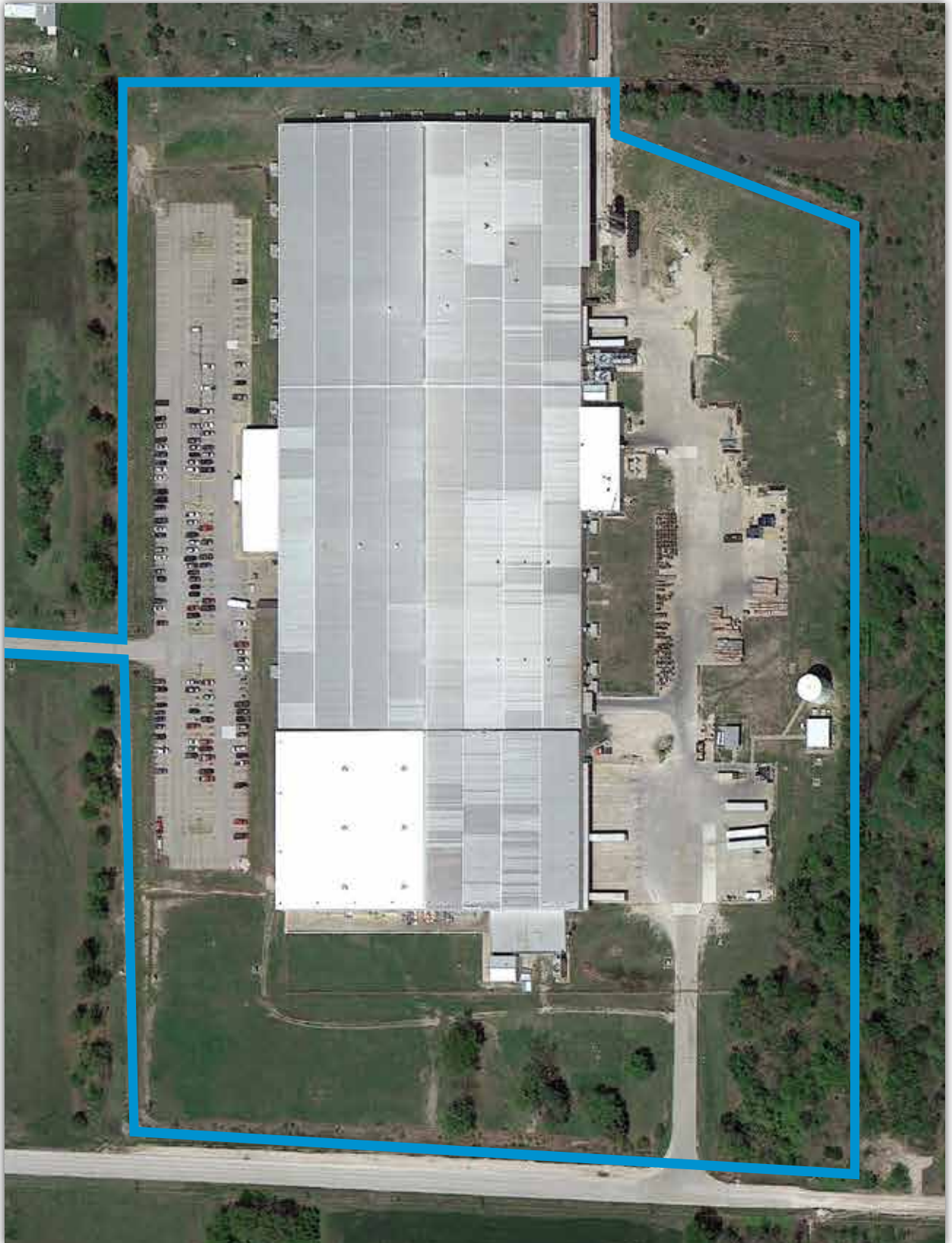
Water	City of Coffeyville - 6" Main at 69 psi
Gas:	ATMOS - 2" Main at 29 psi
Sewer:	City of Coffeyville
Year Built:	1995
Data/Voice/Fiber:	T3
Current Zoning:	Industrial
Car Parking:	283
Outside/Trailer Storage:	Yes
Nearest International Airport:	Tulsa International - 71 miles
Sale Price:	\$6,100,000 \$5,800,000 (\$14.28 PSF)
Real Estate Tax:	2014: \$281,784 (\$0.69 PSF)
Other:	<ul style="list-style-type: none">➤ Located in Coffeyville Industrial Park➤ Direct rail to Tulsa Port of Catoosa; Port of Catoosa is one of the largest inland river ports in the United States➤ Montgomery County is the industrial hub of Southeast Kansas➤ Possible Foreign Trade Zone (FTZ) status

Economic Development Incentive Contacts:

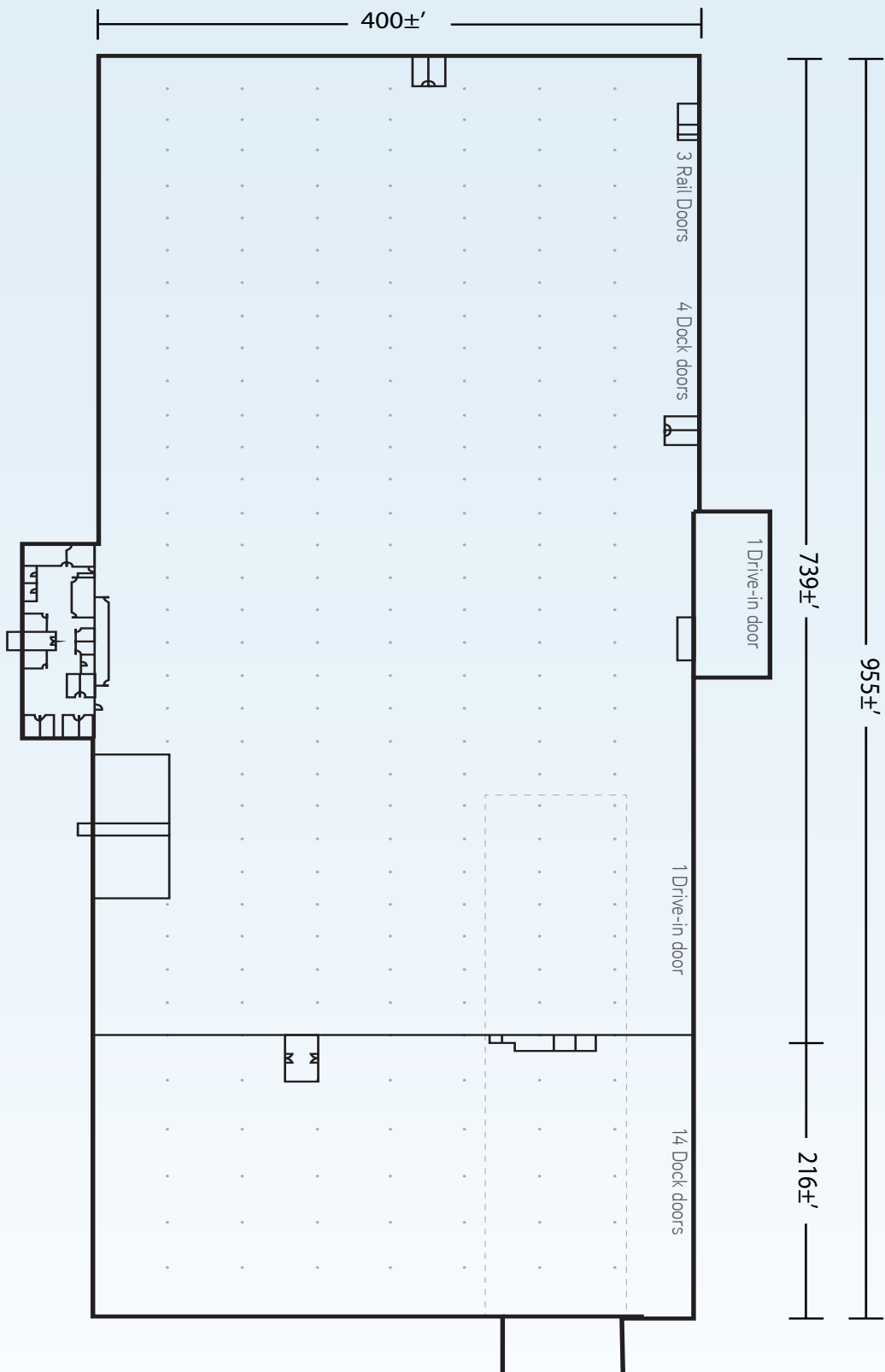
State:	Kansas Department of Commerce Steve Kelly, Deputy Secretary Email: skelly@kansascommerce.com Phone: +1 785 296 5298
Regional:	Montgomery County Action Council Aaron Heckman, Executive Director Email: aheckman@actioncouncil.com Phone: +1 620 331 3830
Local:	City of Coffeyville Trisha Purdon, Assistant to the City Manager Email: tpurdon@coffeyville.com Phone: +1 620 252 6171



Aerial ▾



Floor Plan





BUSINESS CLIMATE:

Corporate Income Tax: 7% - Kansas has no income tax for LLC's, Subchapter-S Corporations, Partnerships, LLP's and Sole Proprietorships

State Sales Tax: 6.15%

Local Sales Tax: 3%

Inventory or Franchise Tax: None

Local Income Tax: None

Property Tax on Machinery and Equipment: None

LOCAL WORKFORCE:

- > Over 1,000 workers available due to recent industrial closures in the community
- > 4,455 registered jobseekers in Montgomery County and the five adjoining counties
 - > 1,416 identify with manufacturing experience
 - > 304 with transportation and distribution
 - > 357 with construction trades

- > Per the 2012 Economic Census, Montgomery County had manufacturing output of \$6.1 billion dollars, ranking 4th highest in the state
- > The manufacturing sector employs 3,468 individuals with an annual payroll of \$196 million dollars

DEMOGRAPHICS / WORKFORCE:

Population: City of Coffeyville: 10,295
Montgomery County: 35,471

Annual per Capita Income: \$21,332 (Montgomery County)

Average Annual Manufacturing Worker Wage: \$51,336 (2012 Census)

Unemployment Rate: 4.9%

Cost of Living Index: 91.3 (6th lowest in the U.S.)

Labor Shed: 1 Hour Population - 78,000

Right to Work State: Yes

Training Programs Available: Yes. Several programs offered by local community colleges

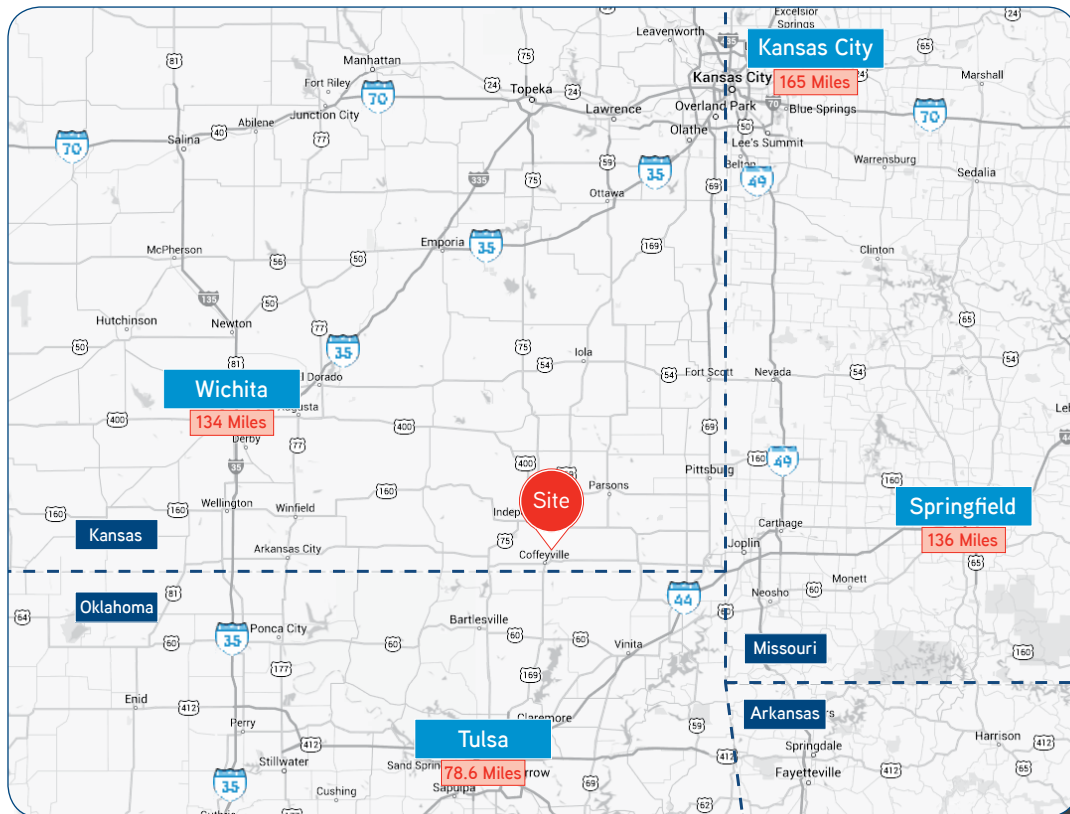
Community Colleges in County: Two (2); Coffeyville Community College and Independence Community College



United States Location Map



Regional Location Map



CONTACT DETAILS

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