

FOR SALE › INDUSTRIAL SPACE



# 800 N Center Street

GARDNER, KANSAS



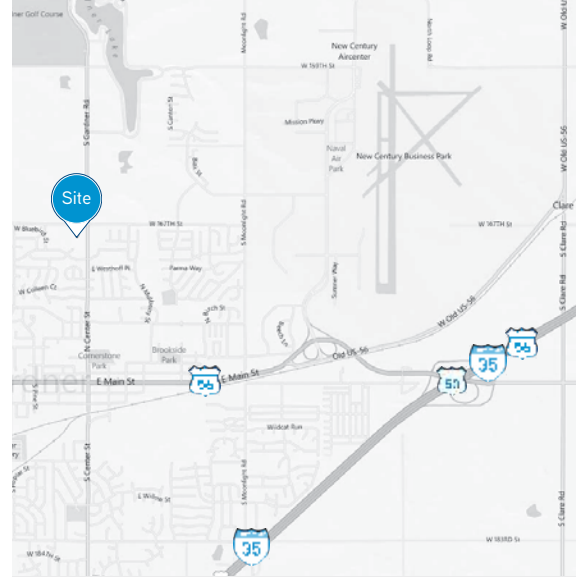
## Building Features

- › Total building area: 74,365 SF
- › Office area: 5,386 SF
- › Year built: 1977 (expanded in 1988 and 1997)
- › Land area: 3.79 acres
- › Loading: eight (8) dock-high doors and one (1) drive-in door
- › Construction type: metal
- › Clear height: 12' - 26'
- › Power: heavy
- › HVAC: overhead gas-fired units in warehouse
- › Parking: 50 striped spaces
- › Zoning: M-2
- › 26,000 SF leased until 7/31/18 (No tenant options to renew)
- › Taxes: \$47,386
- › Sale price: \$1,500,000

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## 800 N Center Street > Aerial



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## 800 N Center Street > Loading



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