610 Washington Ave. Sedgwick, KS 67135

Bidding Ends Thursday, April 11, 2024 at 2:00 PM CT

Register & Bid Online at WeigandAuctions.com



2.4± ACRE INDUSTRIAL SITE

his well-maintained industrial site located in Sedgwick, Kansas features multiple buildings with the land totaling over 104,000 square feet. The property was built in 1922, with several additions since, and is zoned for a variety of uses. The site includes features such as free span warehouse space, a drive-over truck pit, and two truck docks.

HIGHLIGHTS:

- Multiple buildings, including office, warehouse, and storage space.
- Pad for truck scales.
- Warehouse distribution/storage facility.

FOR MORE DETAILS, VISIT WEIGANDAUCTIONS.COM OR SCAN







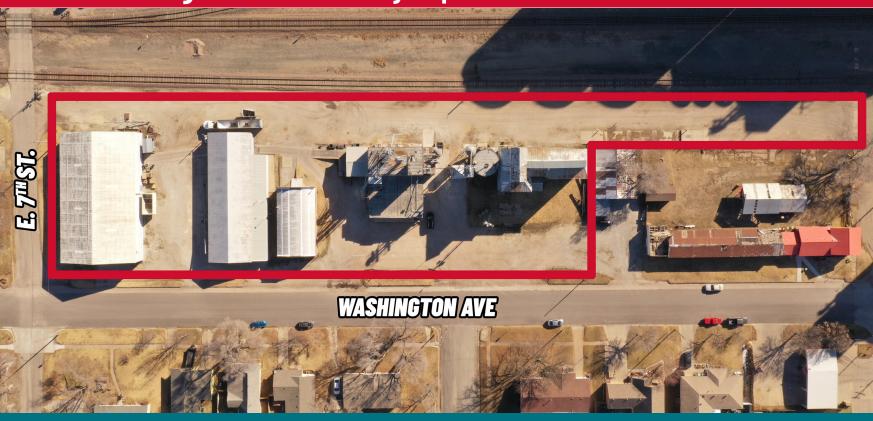
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Kevin Howell, Auctioneer

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Light Industrial Opportunity in Sedgwick, Kansas

SITE SIZE

104,544 SF (2.4 ACRES)

TOTAL BUILDING SIZE 25,125 SF

YEARS BUILT

1922, 1955 & 1959

ZONINGI-1. LIGHT INDUSTRIAL DISTRICT

2023 TAXES

GENERALS: \$15,663.16

TRAFFIC COUNTS

N. MADISON AVE.: 1,801 VPD

PROPERTY HIGHLIGHTS

- Features office, warehouse, and dedicated storage space to suit diverse business needs.
- Optimized as a warehouse distribution/storage facility for efficient inventory management.
- Equipped with a pad for truck scales, adjacent to railroad, and a drive-over truck pit for seamless cargo handling.
- Two truck docks for efficient loading and unloading operations.
- The middle warehouse offers unexpected amenities with 2 bedrooms and 1 bathroom, ideal for on-site security or potential conversion.
- Adaptable to a variety of commercial and industrial uses, allowing for future growth and expansion.

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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| MEDIAN AGE | 37.8 | 38.3 | 37.5 |
| S POPULATION | 2,082 | 3,200 | 36,695 |
| AVG. HH. INCOME | \$72,561 | \$79,063 | \$79,942 |







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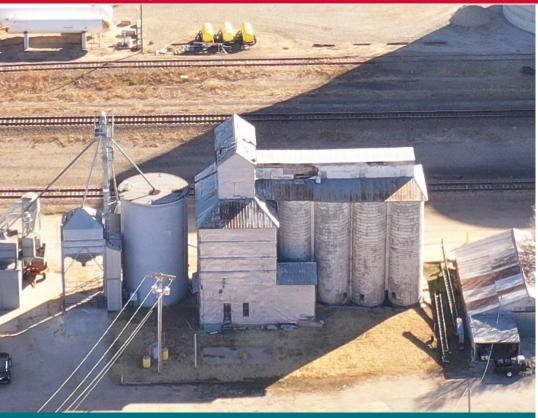




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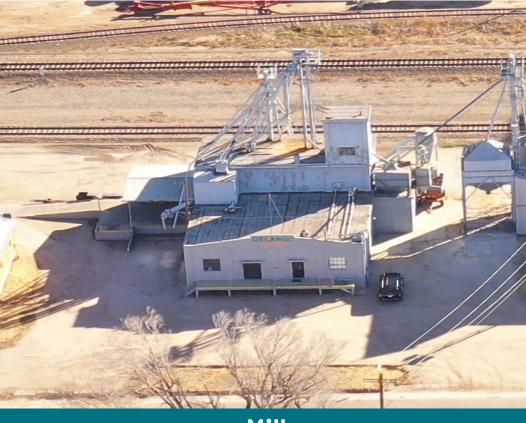


Elevator



- 1,560 SF elevator.
- Two bins, one drive- over truck pit.
- Built in 1922.



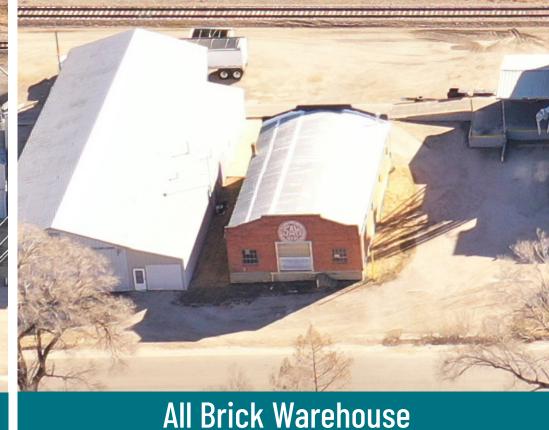


Mill

PROPERTY HIGHLIGHTS

- 3,019 SF heated warehouse space.
- 3,022 SF basement.
- 1,400 SF covered service station.
- 14' ceiling height.
- Built in 1922.





PROPERTY HIGHLIGHTS

- 2,268 SF all brick warehouse space.
- 1,136 SF basement.
- One overhead dock-high door on the west and one sliding door on the east side of the building.
- 12' ceiling height.
- Built in 1922.







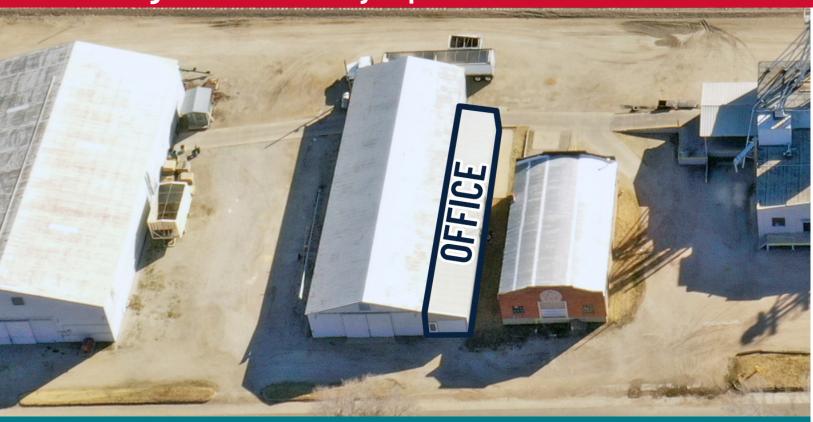
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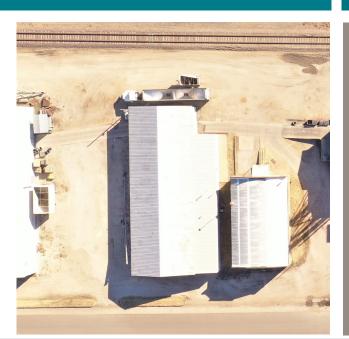
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Warehouse & Office

PROPERTY HIGHLIGHTS

- 4,320 SF warehouse space.
- Sliding doors on the west side of the building.
- Hinged doors on both the north and south sides of the building.
- 14' ceiling height.
- Built in 1955.
- 1,400 SF heated and cooled office space.
- Office includes two bedrooms, 1 bathroom for onsite security.
- Office added in 2000.



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North Warehouse

PROPERTY HIGHLIGHTS

- 8,400 SF warehouse space.
- Single metal on steel frame, 120' x 70' prefabricated.
- Sliding doors on the west side of the building.
- Hinged doors on the south side of the building.
- Shed located at the southeast corner.
- 16' ceiling height.
- Built in 1959.







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