

WEIGAND ONLINE ONLY AUCTION

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

This 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**



J.P. Weigand & Sons, Inc. Auction
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Auction is subject to Seller's Confirmation. Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

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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

ZONING
I-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.

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



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Elevator

PROPERTY HIGHLIGHTS

- 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.



All Brick Warehouse

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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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.



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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