

Sale Name: Light Industrial Opportunity in Sedgwick, Kansas

LOT - Light Industrial Opportunity in Sedgwick, Kansas



Description

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

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.

SITE SIZE

104,544 SF (2.4 ACRES)

ZONING

I-1, LIGHT INDUSTRIAL DISTRICT

2023 TAXES

GENERALS: \$15,663.16
TOTAL BUILDING SIZE
25,125 SF
TRAFFIC COUNTS
N. MADISON AVE.: 1,801 VPD

Quantity: 1



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