

# 1000 East Santa Fe Street

Gardner, Kansas, 66030



## Outside Storage Potential

- 9,900± SF Split Between Two Buildings on a 1.97± Acre Lot
- Dock-High and Drive-In Loading
- Excellent Owner/User Or Investment Opportunity
- Call For Pricing

## For more information:

Christian Wead  
816.412.8472  
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Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com

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## Building Specifications

**Total Building Square Feet:** Building A: 5,000± SF with 1,300± SF 2nd story office/storage  
Building B: 3,600± SF (60' x 60')  
Total: 9,900± SF

\*Note: 1,200 SF Shed also on property

**Land Area:** 1.97± Acres

**Year Built:** 1985 for Building A, 1997 for Building B

**Clear Height:** Building A: 22'  
Building B: 12' - 16'(pitched)

**Loading:** Building A: 1, 9' x 10' Dock-High loading door  
Building B: 2, 12' x 12' Drive-In Doors

**HVAC:** 2 of the 3 units serving building A were replaced in 2022

**Roof:** Replaced on Buildings A & B in 2022

**Zoning:** M-1

**Parking:** 18 Striped spaces with room to expand

**Electric Service:** Building A: 400a/480v 3 Phase  
Building B: 200-250a/208-480v

**Utilities:** Electric: City of Gardner  
Natural Gas: Kansas Gas Service  
Sewer: City of Gardner  
Water: City of Gardner  
Cable: Spectrum/Xfinity

**Building Description:** Building A is majority A/C with office, retail showroom, and storage areas  
Building B is wide open, heated warehouse.

**Legal Description:** Kate Industrial Park First Plat, Lot 1, except E 222.53' & Except W 334';  
KUPN:046-144-19-0-30-02-008.01-0' Quick Ref: R4415

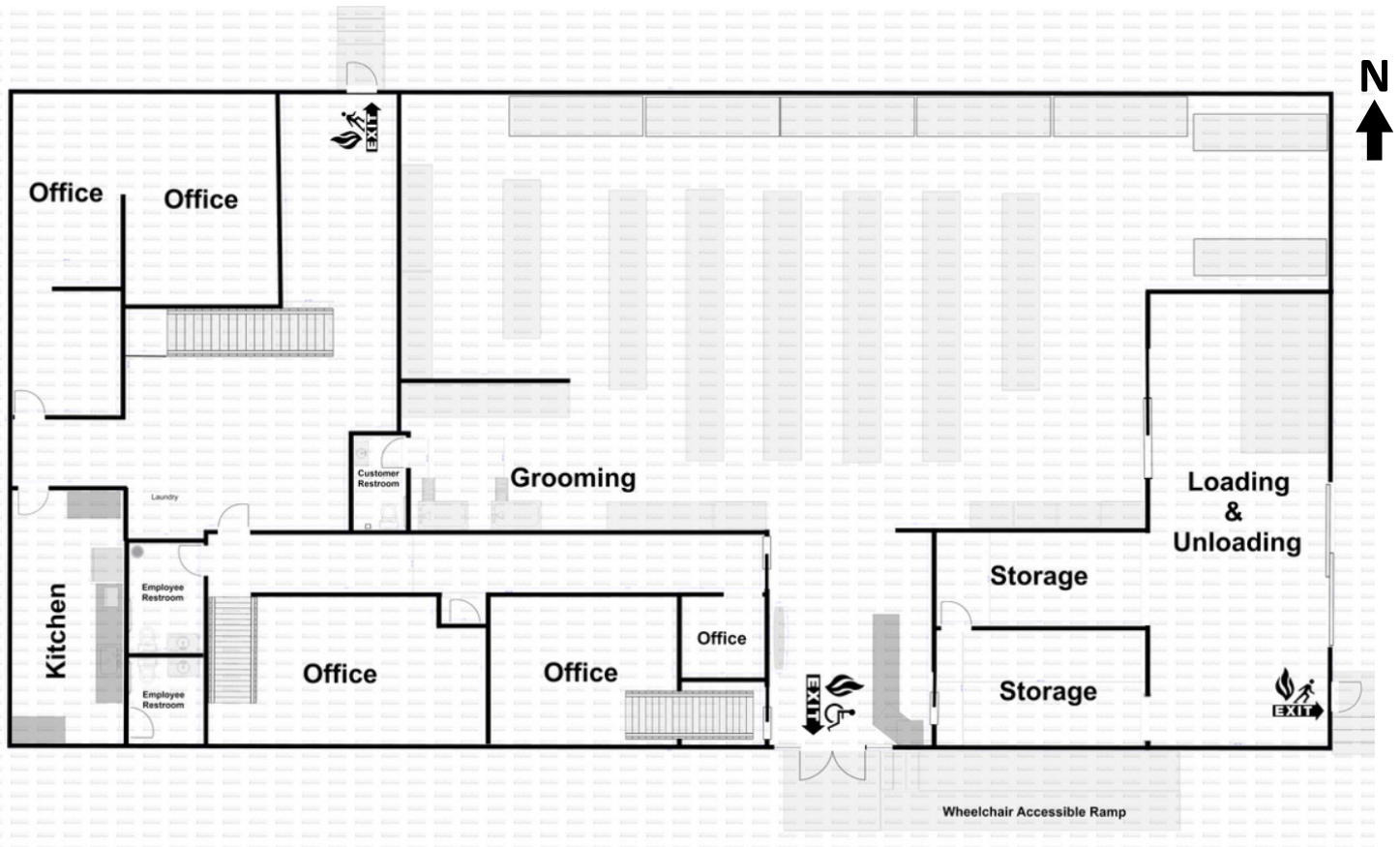
**RE Taxes (2022 est.):** \$17,261.55

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## Building A Floor Plan



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## Site Plan

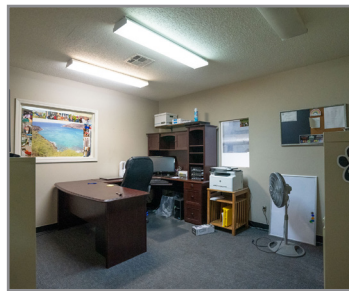
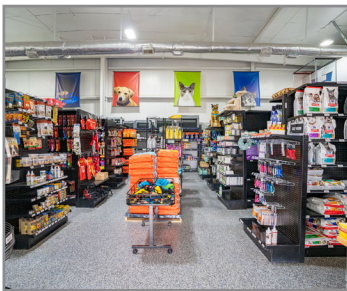


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## Building A



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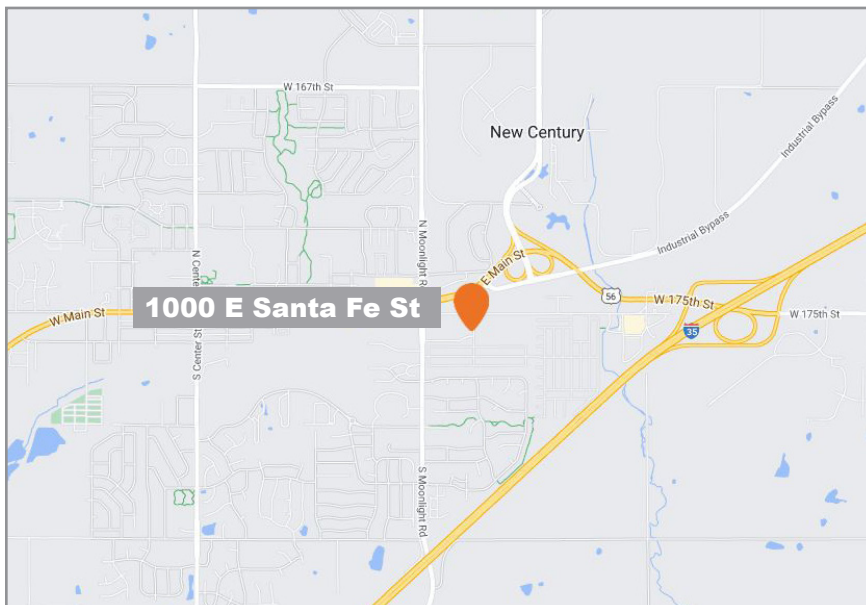
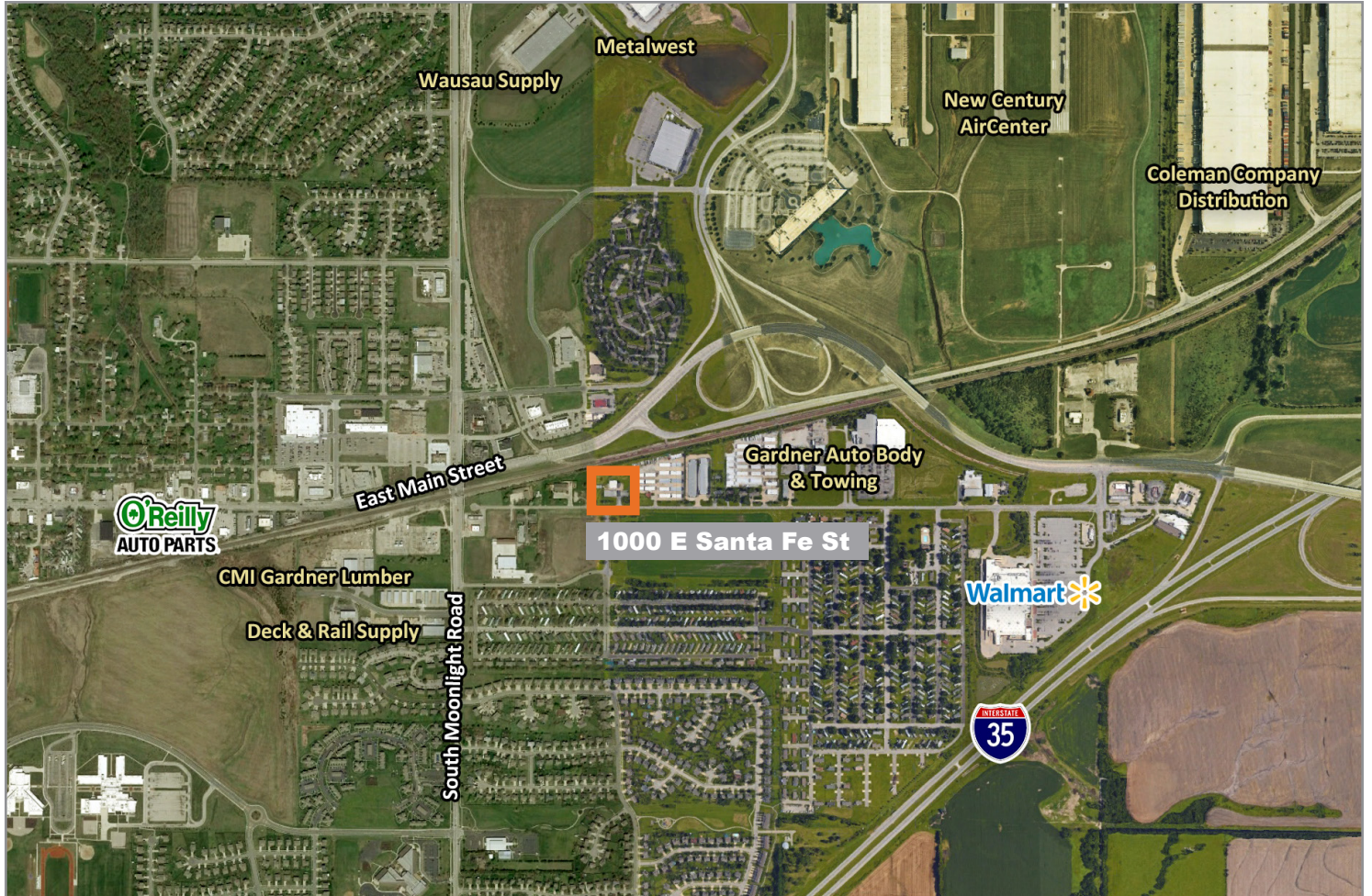
## Building B & Shed



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