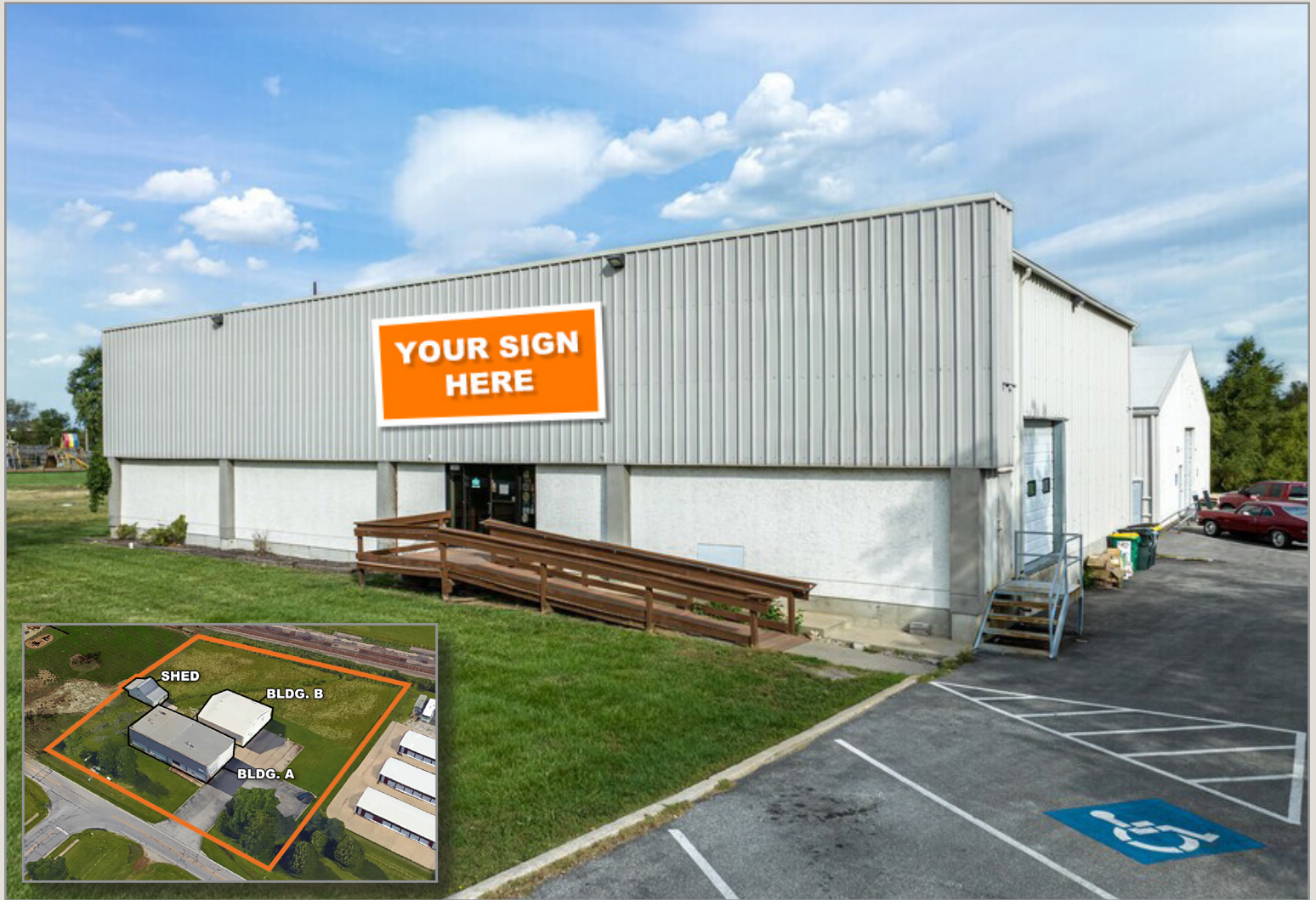


1000 East Santa Fe Street

Gardner, Kansas, 66030



Excellent Gardner Location!

- 9,900± SF Split Between Two Buildings on a 1.97± Acre Lot + 1,200 SF Storage Shed
- Dock-High and Drive-In Loading
- Excellent Owner/User or Investment Opportunity with Outdoor Storage Potential
- Call For Pricing

For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

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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

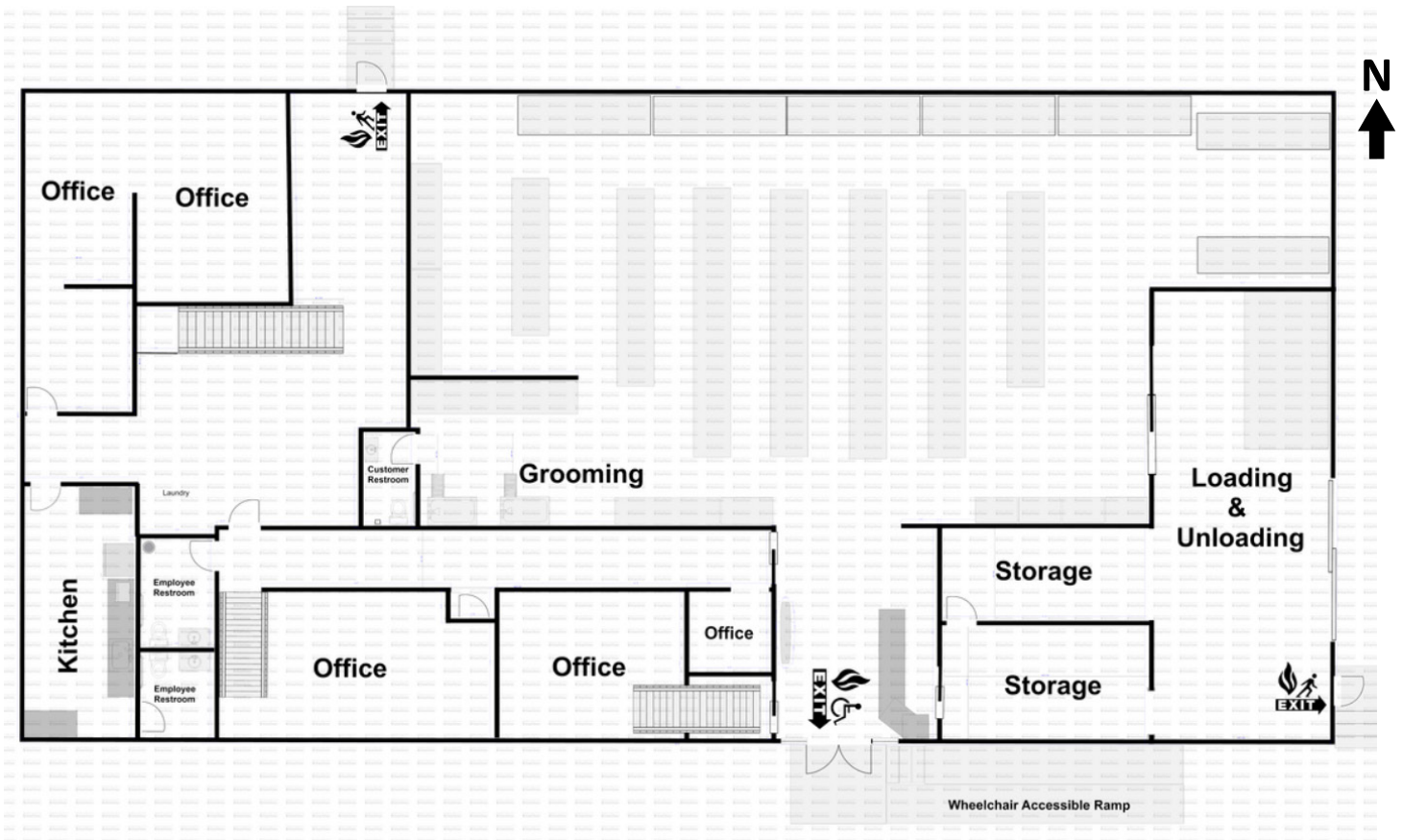
RE Taxes (2024 est.): \$17,982.65 (\$1.82 PSF)

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Building A Floor Plan



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Site Plan

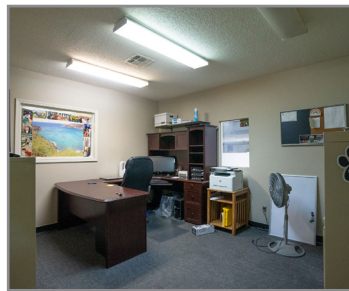
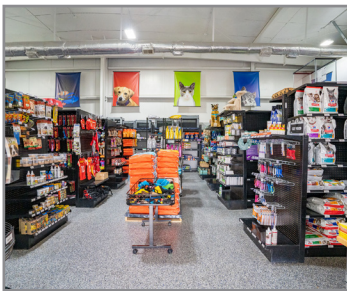


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Building A



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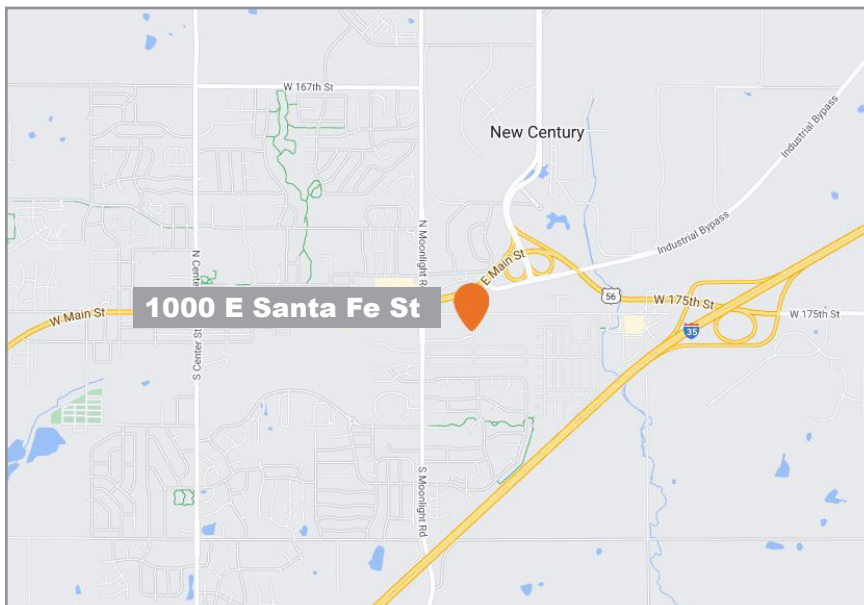
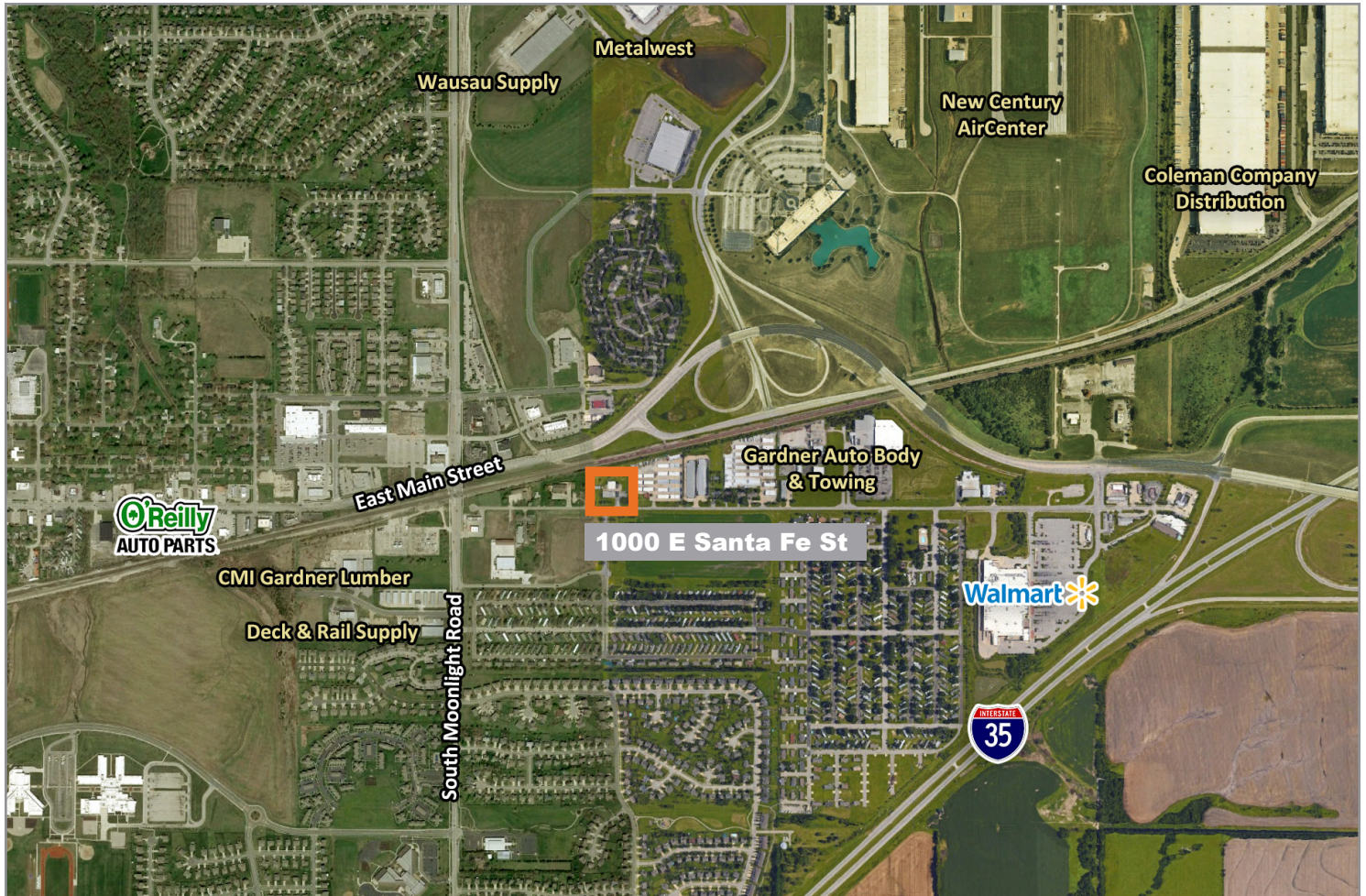
Building B & Shed



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