

## 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:

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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

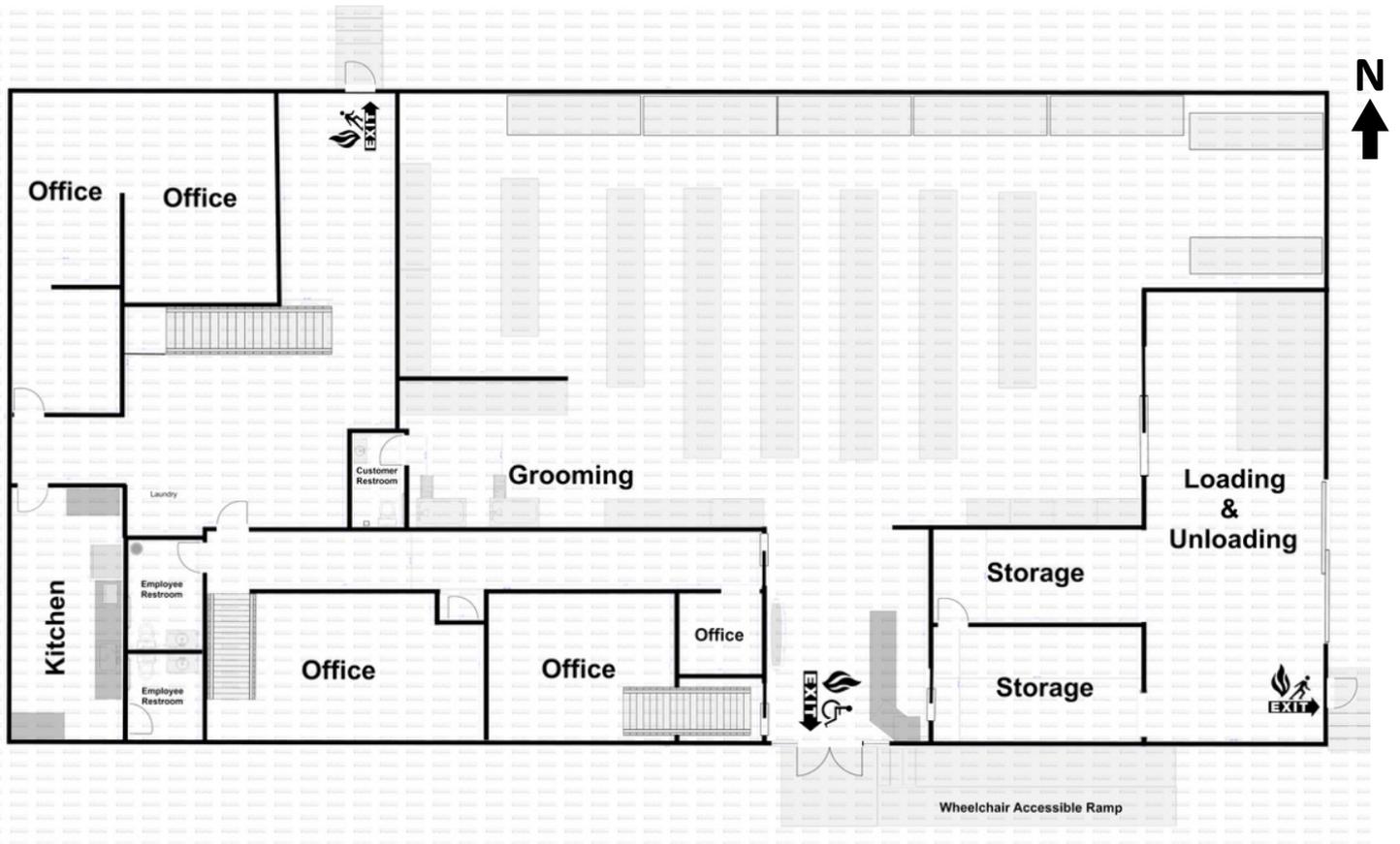
Building Description: Building A is majority A/C with office, retail showroom, and storage areas  
Building B is wide open, heated warehouse.

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 (2026 est.): \$19,217.57 (\$1.94 PSF)

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Building A Floor Plan



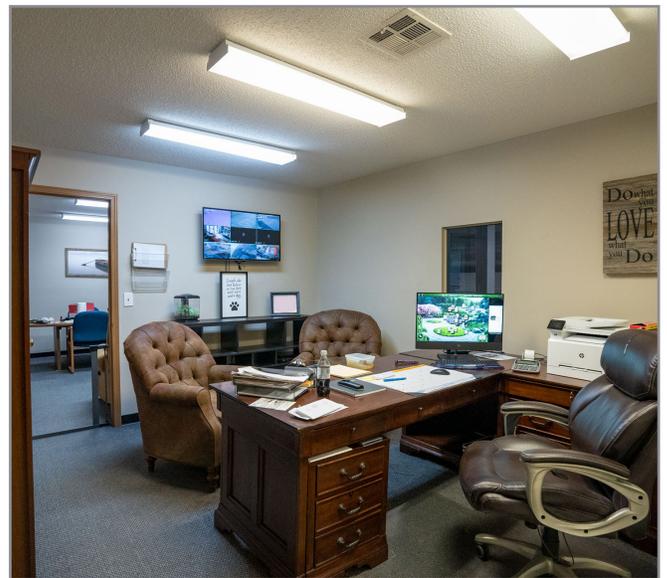
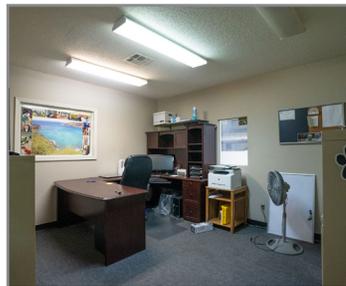
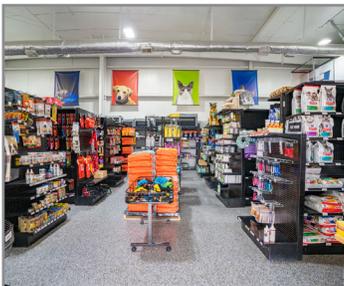
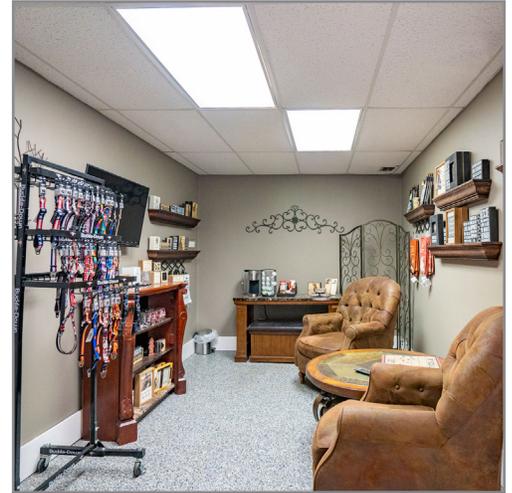
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## Site Plan



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Building A



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1000 East Santa Fe Street

Gardner, Kansas, 66030

For Sale/Lease

Building B & Shed



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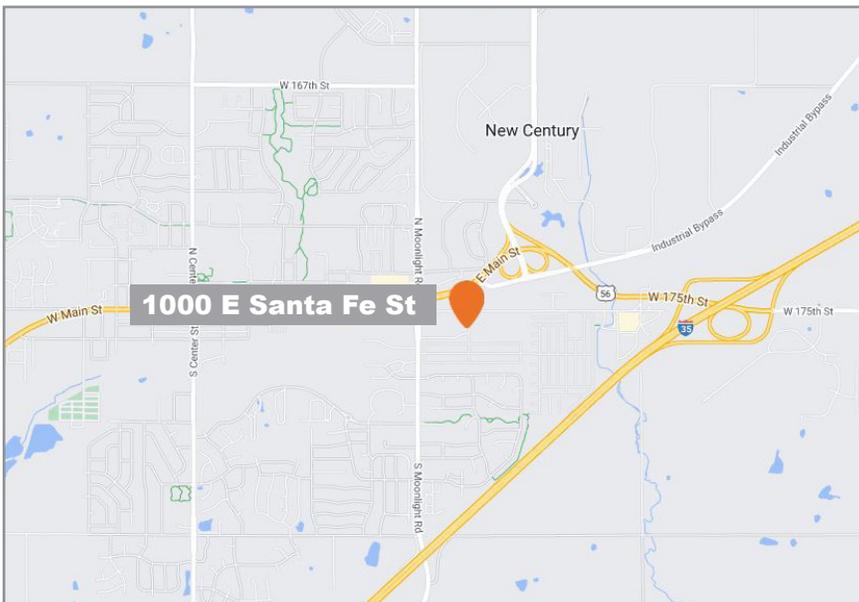
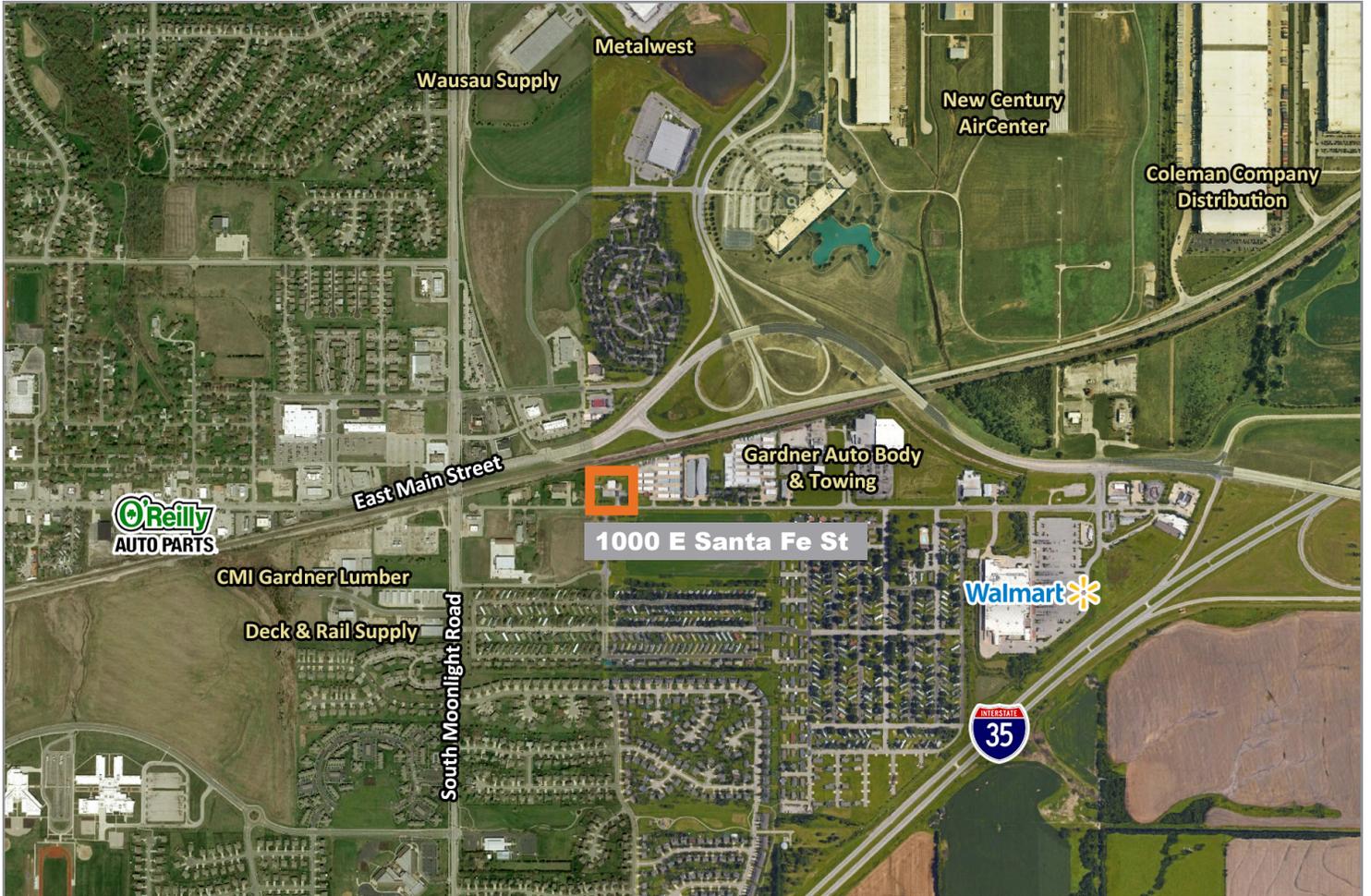
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