

2300 EISENHOWER AVENUE  
OTTAWA, KANSAS 66067

LAND FOR SALE OR BUILD-TO-SUIT | 123± ACRES MIXED-USE DEVELOPMENT

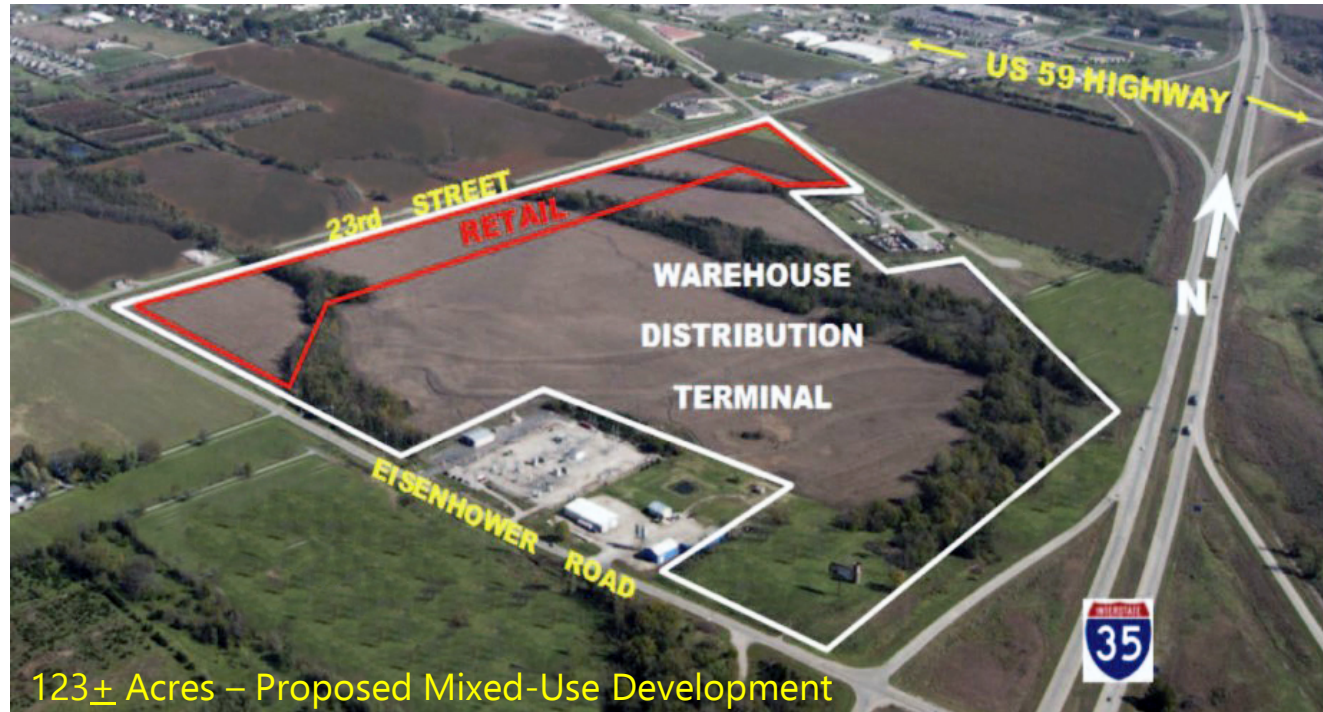
PLANNED FOR 715,000 SF CROSS-DOCK BULK DISTRIBUTION

## PROPERTY FEATURES

- Major projects nearby include Walmart Distribution Center (1,000,000± SF) & American Eagle Outfitters (900,000± SF)
- Project eligible for 100% tax abatement for 10 years
- Direct access to I-35
- All utilities available at site or to street
- Sanitary sewer via Benefit District
- Located on a diamond interchange
- I-35 visibility and frontage
- Preliminary site plan
  - Terminal Building – 84,000± SF
  - Warehouse Building – 715,000± SF
  - Retail Land Area – 31± Acres
  - Approved for trailer storage

### FEATURES

TOTAL AREA	123± Acres located 20 miles from BNSF Intermodal in Edgerton, Kansas
SALE PRICE	\$690,000 (\$5,610/Acre)
ZONED	G1 (Mixed-Use)
TAXES	\$12,045.70 (2012), including special assessments



123± Acres – Proposed Mixed-Use Development

*Due diligence materials available upon request including ALTA survey, topographical, environmental reports, traffic studies, preliminary site plans, etc.*

For more information, please contact:

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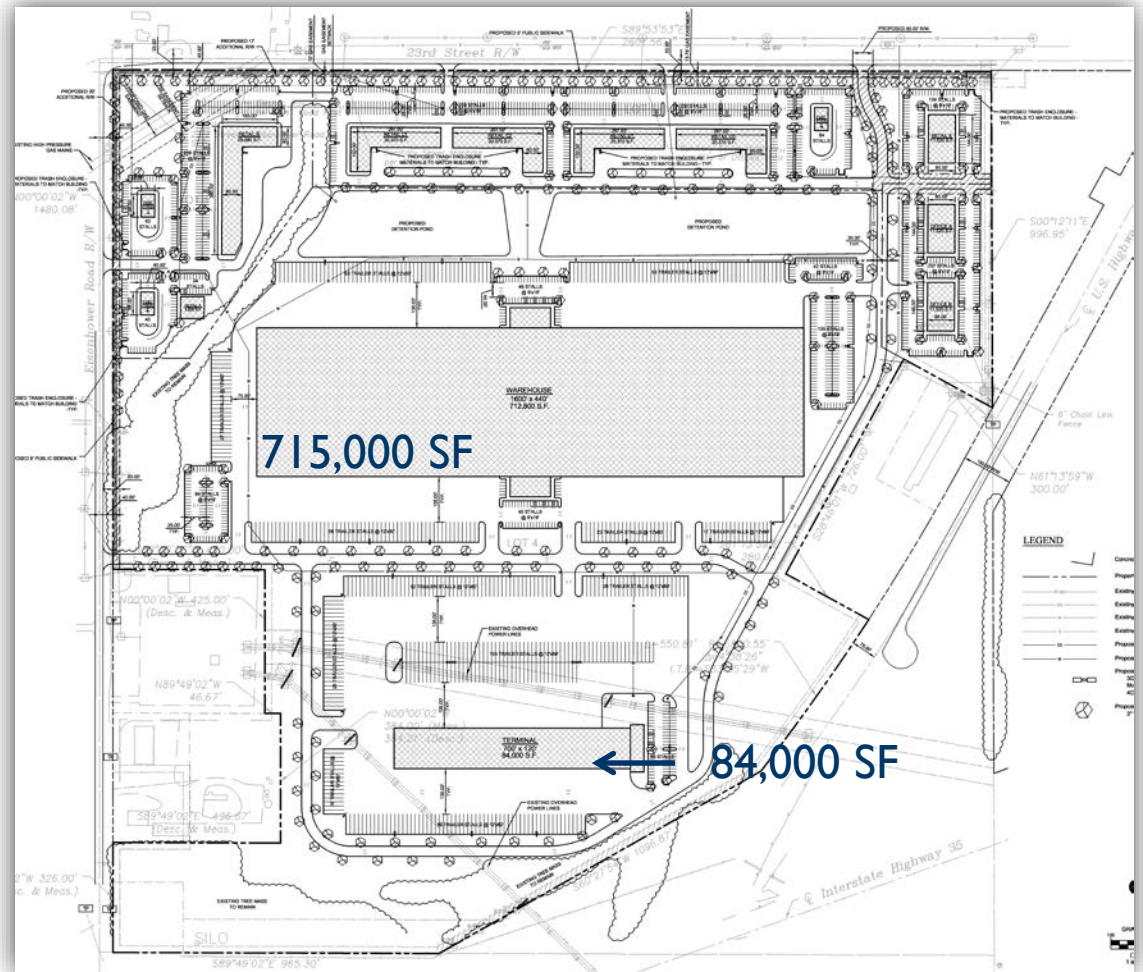
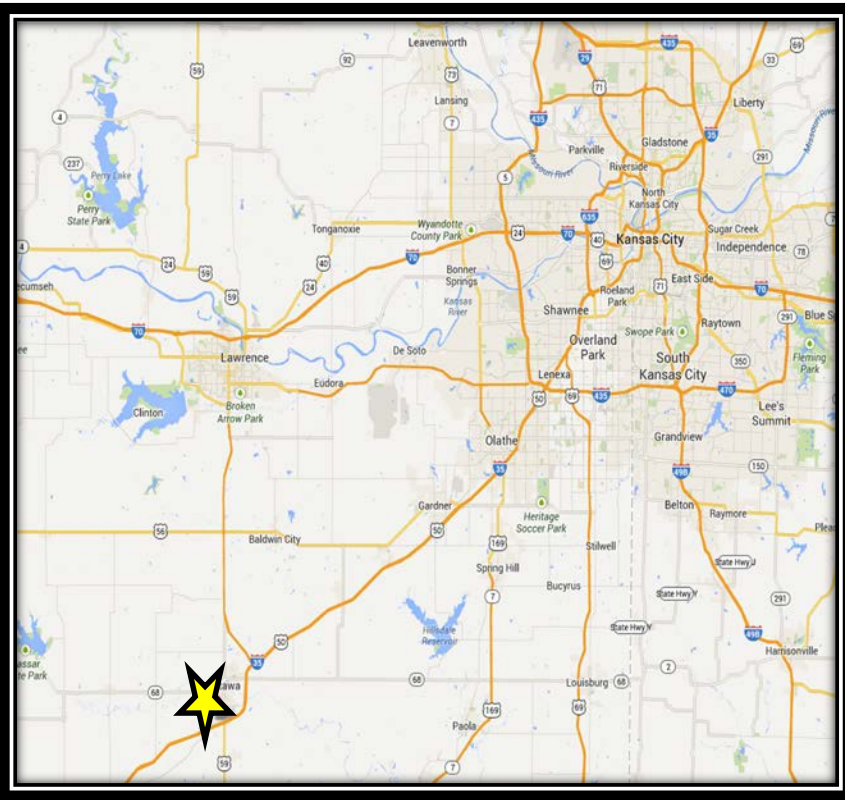
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Land for Sale



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