

2300 EISENHOWER AVENUE
OTTAWA, KANSAS 66067

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

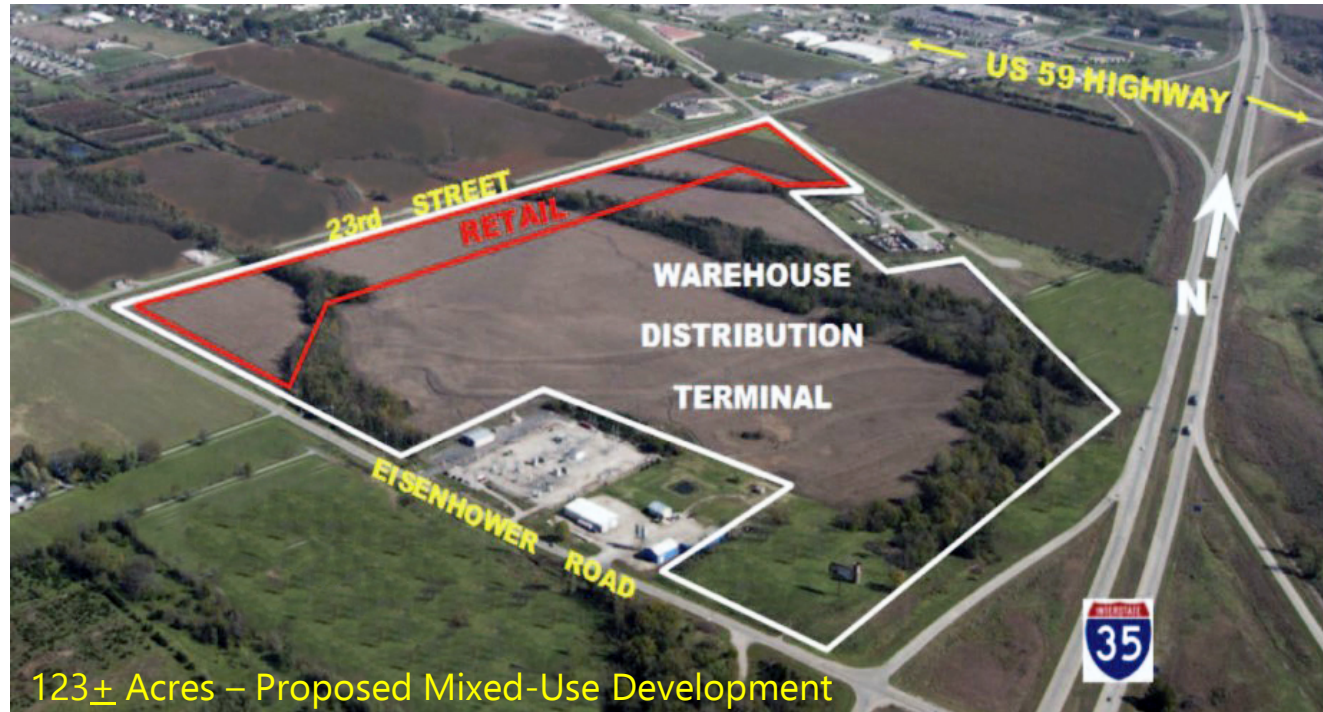
PLANNED FOR 715,000 SF CROSS-DOCK BULK DISTRIBUTION

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	\$1,200,000.00 (\$9,700.00 per 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.

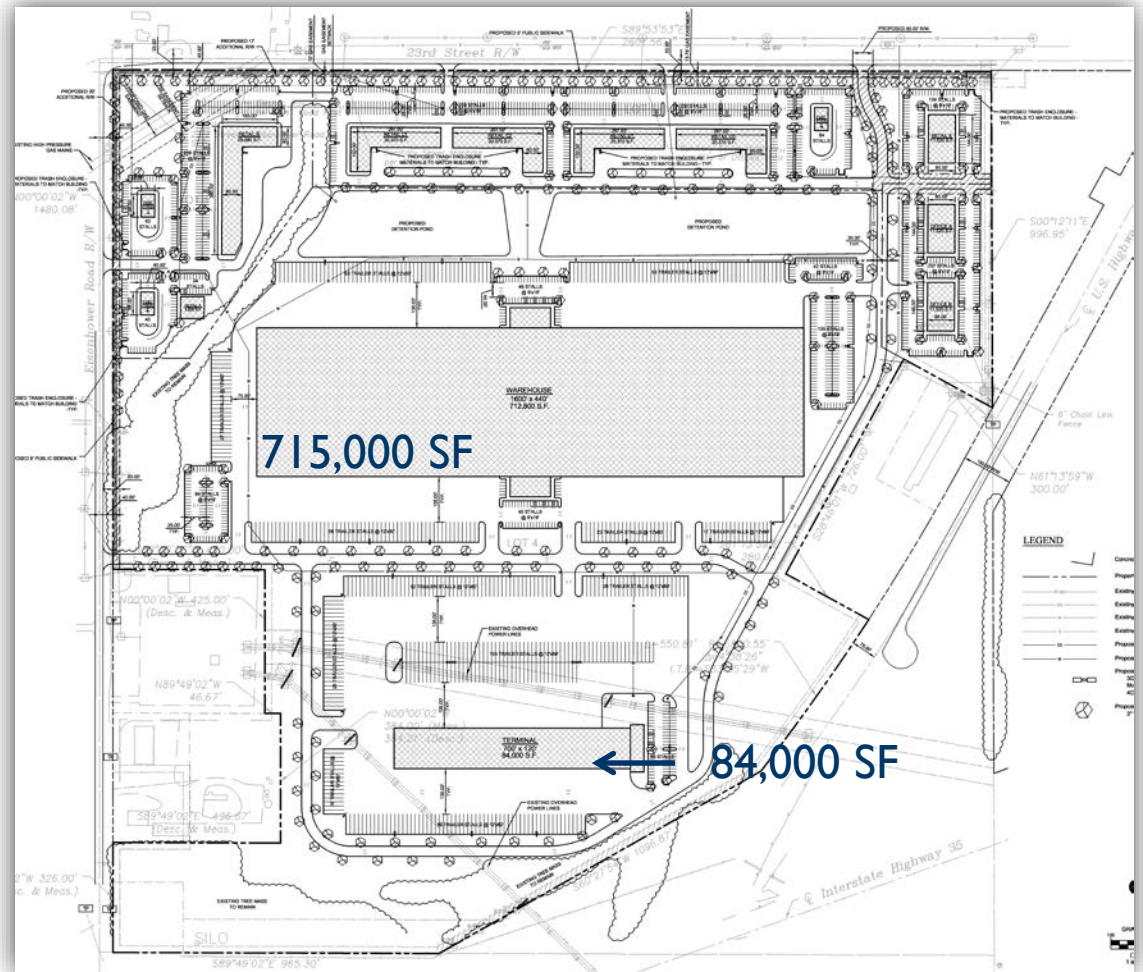
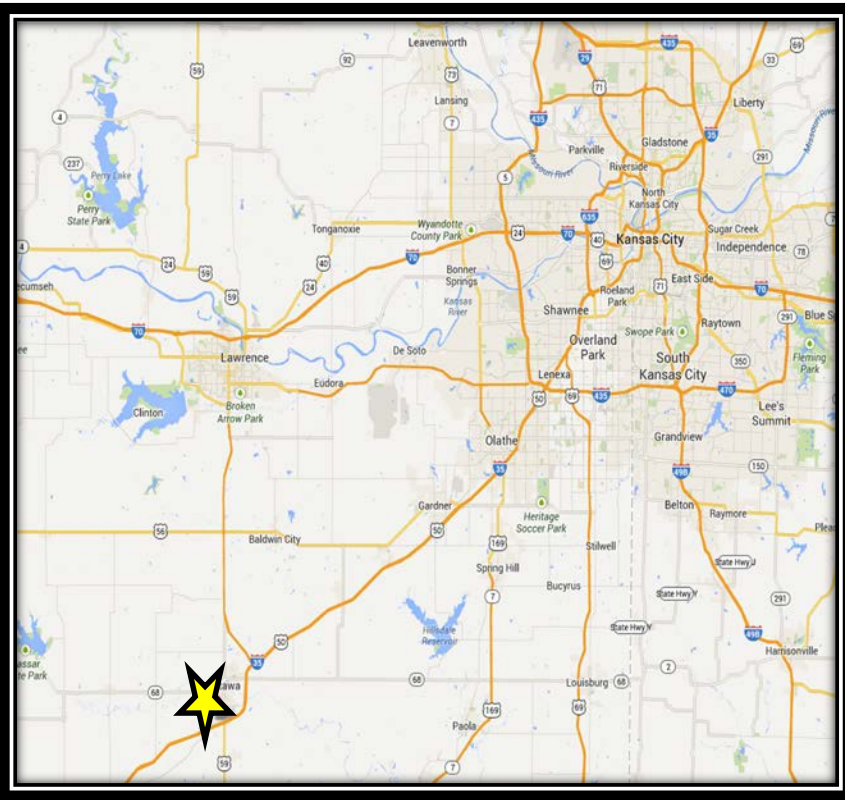
For more information, please contact:

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Land for Sale



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