

320 W. 23RD STREET
OTTAWA, KANSAS 66067

LAND FOR SALE | 64± ACRES

GREAT ACCESS AND VISIBILITY TO I-35

PROPERTY FEATURES

- All utilities are near the site or at the street
- Potential for Transportation Development District for infrastructure improvements
- Located in Enhanced Enterprise Zone
- Level parcel for easy development
- Located within Ottawa city limits
- Potential for industrial, multi-family, retail, and/or commercial development
- Major projects include Walmart Distribution Center (1,000,000 SF) and American Eagle Outfitters (1,325,000 SF)



ADDITIONAL INFO

SALE PRICE	\$2,787,840 (\$43,560 per acre, \$1 PSF)
TAXES	\$1,475.46
ZONING	C-3 (General Commercial District)

For more information, please contact:

DAN JENSEN, SIOR
Principal – Industrial Brokerage
816.936.8505 direct
816.769.2690 mobile
djensen@kessingerhunter.com

ANDY TAYLOR
Industrial Brokerage
816.936.8503 direct
816.812.7676 mobile
ataylor@kessingerhunter.com

KURT JENSEN
Industrial Brokerage
816.936.8508 direct
913.645.6011 mobile
kjensen@kessingerhunter.com

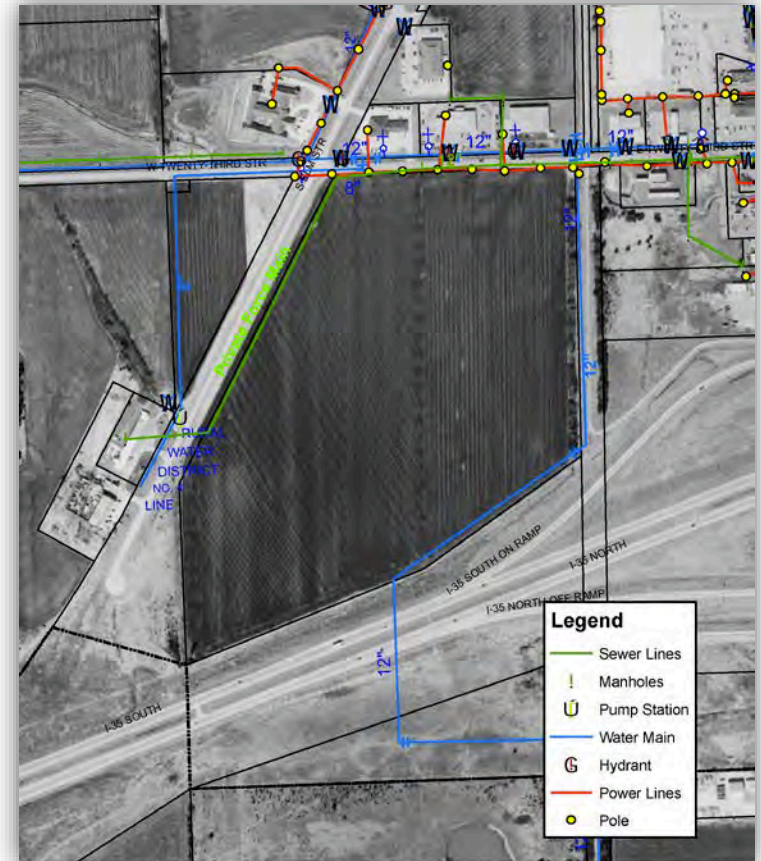
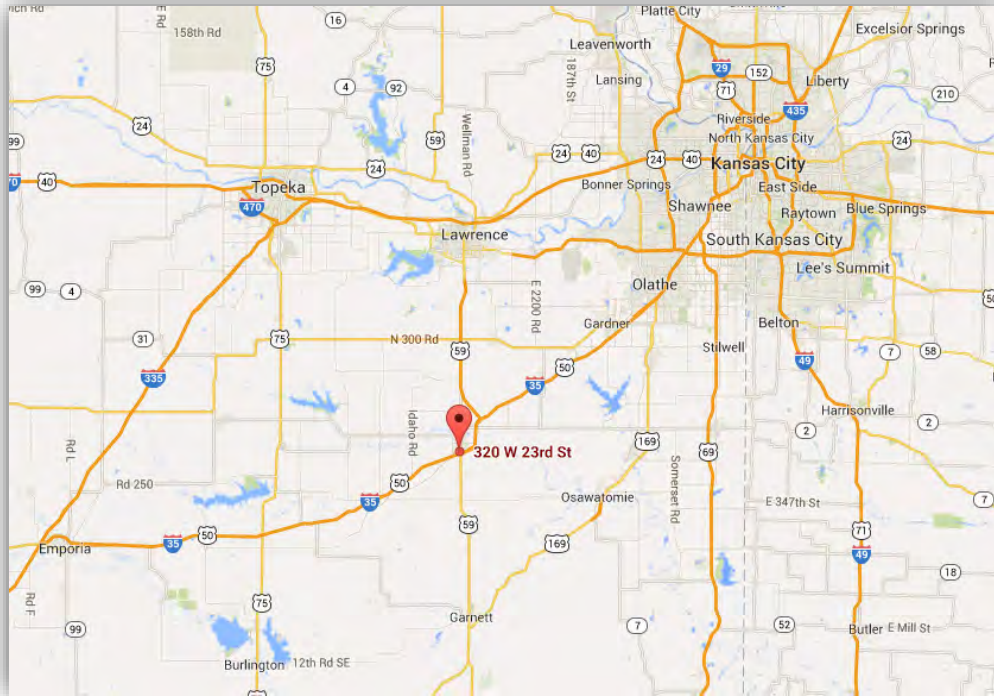
KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

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Est. 1879



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