

*For Sale — 202 South Cedar Ave., Valley Center, Kansas*

**Lot Size:**

125,494 sq. ft.

**Building Size:**

Manufacturing: 21,760 sq. ft.

Warehouse: 3,200 sq. ft.

**Zoning:**

Industrial District

**Year Built:**

1990

**Overhead Doors:**

2 @ 12' x 24'

1 @ 20' x 24'

**2016 Taxes:**

Generals — \$17,838.10

Specials — \$13.74

**NOI:** \$80,040.00

**Cap Rate:** 10.33%

**Price:** \$775,000.00

**Comments:**

Manufacturing/warehouse facility investment opportunity in Valley Center, KS! Property features a large yard and operating rail siding to accommodate six (6) rail cars. Office space in the manufacturing building measures approximately 5,760 sq. ft. Office includes private offices, conference room, kitchen/break area, file/storage areas and restrooms. The manufacturing portion is free span with insulated walls and ceilings, concrete floors, floor drains, overhead lighting, overhead powered garage doors, and exhaust fans. The property is currently leased to Conner Industries, Inc. through July 2019.

**Contact:**

**Grant Tidemann, SIOR**  
Direct: 316-292-3908  
[tidemann@weigand.com](mailto:tidemann@weigand.com)

**Bradley Tidemann, SIOR**  
Direct: 316-292-3947  
[btidemann@weigand.com](mailto:btidemann@weigand.com)

# Aerial View

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Offered By:  
J.P. Weigand & Sons, Inc. ■ 150 N. Market, Wichita, KS 67202  
(316) 262-6400 ■ [www.weigandcommercial.com](http://www.weigandcommercial.com)



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