

## **Available Industrial Building**

948 Linn County Drive

La Cygne , KS 66040

Only 35 minutes south of Overland Park on 69 Highway

Lease-\$ 1 a sq. ft

Lease option to buy possible

for sale for \$ 450,000

can subdivide

Building was expanded several times since construction in 1989. It has several large "rooms" which are actually interconnected buildings, ranging in size from 7,000, to 20,000 sq. ft. there is a total sq. footage of over 60,000 ft.

Building was formerly used to manufacture oak furniture

Located in the LaCygne industrial park

-6.1 acre site

- 1995 Construction 200 feet x 100 feet

- 6" concrete floor

- 5 truck loading docks; 1 Drive-In

- 13.6 feet sidewall with 17 feet ridge

- 600 sq. feet of office space

- Gas, Sewer, and Water

- 3 phase electrical; 230-480 power (KCP&L)

- 2 offices

- Chain Link Fence

- 1994 Construction 120 ft x 100 ft

- 11 feet sidewall; 14 feet ridge

- 6" concrete floor

- Gas, Water, and Sewer available

- 3 phase electrical line; 230-480 power (KCP&L)

- 2 loading truck docks

- Break room & bathrooms

2001 construction 100 feet x 70 feet

- 1 loading dock available

- 11.6 feet sidewall, 14 feet at ridge

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