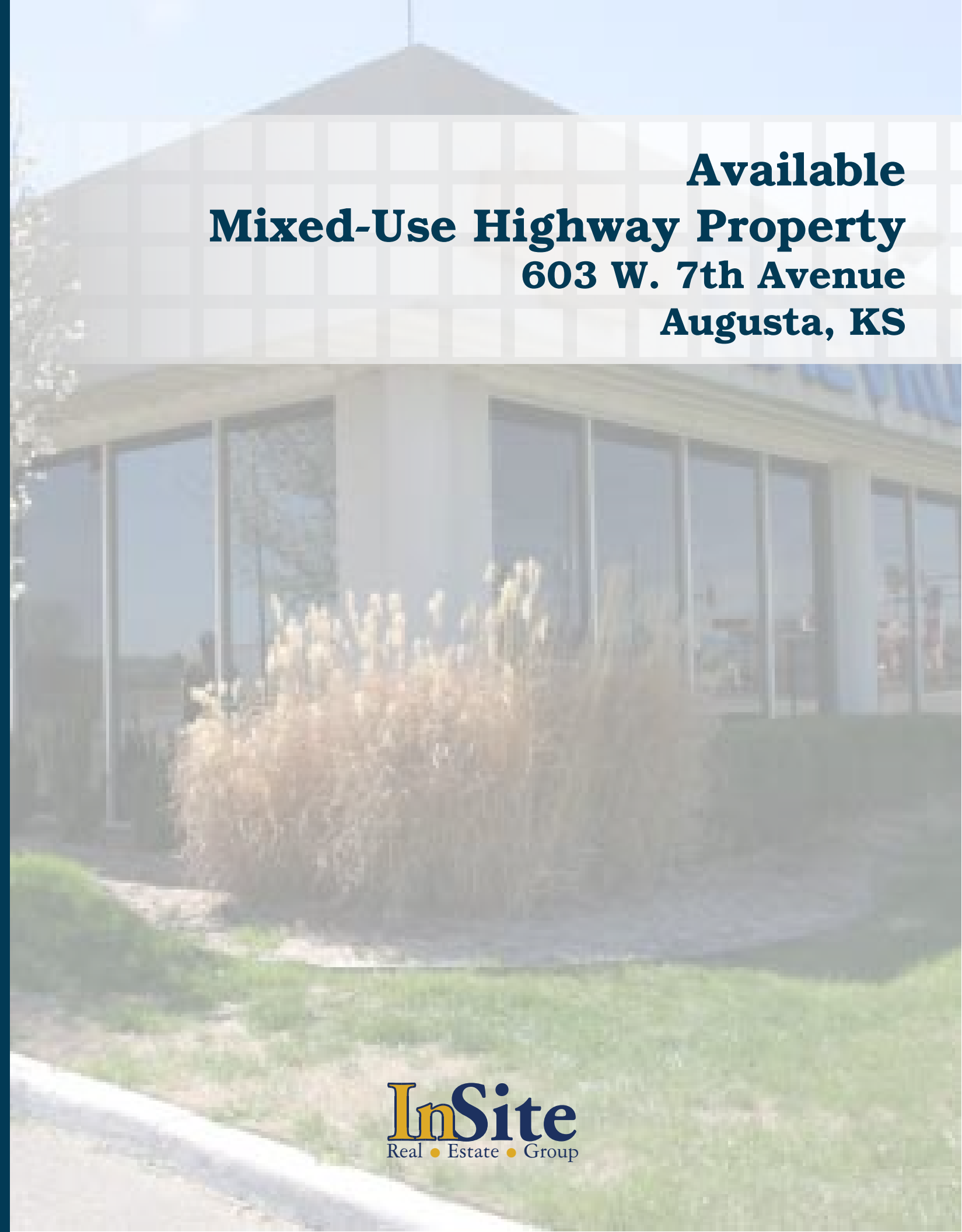




**Available
Mixed-Use Highway Property
603 W. 7th Avenue
Augusta, KS**



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Available Mixed-Use Highway Property

3.5 Acres - 603 W. 7th Avenue, Augusta, KS

Property Description:

This property is strategically located on US 54/400 and features three buildings with excellent visibility and exposure to the retail and commercial market. The buildings have been designed for automotive service applications, but could be utilized in multiple commercial and retail applications. The site is 3.5 acres and is fully paved and well-lit. There is space for a monument sign to be erected which would be visible from both east and westbound traffic. Recently, Wal-Mart announced plans to construct a new store approximately 200 yards west of this property with a projected occupancy in 2012.



Building #1 Features:

- o Built in 1976
- o 20,090 square feet (5,384 s.f. office/showroom and 14,706 s.f. shop)
- o Pre-engineered steel building
- o Attractive, well-lit showroom
- o CAT 5 wiring
- o 400 amp 3 phase/4 wire electrical service

Parts room

- o 1 overhead space heater
- o 1 overhead door (8x8)
- o 19 ft 6 in. clear height in the center
- o 15 ft 6 in. side wall height
- o Fluorescent lighting

Service Area (70' x 170')

- o (2) 14 x 14 automatic overhead doors
- o (3) 16 x 14 automatic overhead doors
- o 14-16 service bays
- o Center floor drain (1 ft wide)
- o Air drops
- o Electrical drops
- o Overhead infrared space heaters (bake heaters)
- o Fluorescent lighting
- o Wash bay with floor drain
- o Circulating fan
- o Pressure tank to boost water pressure

Building #2 Features:

- o Built in 1952
- o 4,720+/- square feet
- o Metal building with steel frame bar joist construction
- o Small office
- o 16 ft to suspended ceiling
- o (1) 14 x 14 automatic overhead door on each end
- o 20-28 ft column spacing
- o Fluorescent lighting
- o Wash bay with floor drain
- o Center floor drain
- o (2) overhead heaters
- o Air and Electrical drops throughout



Building - 2

Building #3 Features:

- o Built in 1994
- o 5,000 square feet
- o Pre-engineered insulated steel building
- o 18 ft center peak ceiling height (16 ft side wall height)
- o Protective metal skirting (7 ft 6 in height) throughout
- o (3) 14 x 14 automatic overhead doors
- o 200 amp 3 phase electrical
- o Fluorescent lighting
- o Wash bay with floor drain
- o Center floor drain (2 ft wide)
- o (2) overhead heaters
- o Air and Electrical drops throughout



Building - 3



Building - 1



Building - 1

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