

# High Visibility Office/Warehouse

1500 E. Wyatt Earp Blvd. Dodge City, KS

**For  
Sale/Lease**



Scan Using Your Camera  
for Video Tour!



## SALE INFORMATION

SALE PRICE  
**\$1,200,000**

Building Size  
**36,574 SF**  
(office and warehouse)

Land Size  
**4.58 AC**

Year Built  
**1965**

2018 RE Taxes  
**\$33,737.18**

Zoning  
**Limited Commercial**

## PROPERTY FEATURES

- ✓ Located in opportunity zone
- ✓ Large lot: room for expansion
- ✓ Electric: 1200 amp 3 phase 240
- ✓ Close Proximity to Regional Airport
- ✓ Current owner could be willing to commit to sale-leaseback
- ✓ Warehouse has high ceilings, dock high doors, overhead doors
- ✓ Large conference room
- ✓ Located near major railroad artery
- ✓ High visibility

**Ideal building for manufacturing/agri business**

**InSite**  
REAL • ESTATE • GROUP



## CONTACT INFORMATION

Mark Murphy

(316) 618-1100  
mmurphy@insitere.com

## LEASE INFORMATION

Space Available  
**2,160 - 16,750 SF\***  
\*Reconfigurable

Lease Rate  
**\$6.00 - 12.00/SF**

Lease Type  
**Full Service**

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### AREA NEIGHBORS

Boot Hill Museum  
Cargill  
Boot Hill Casino & Resort  
United Wireless Arena

Dodge City Regional Airport  
Koch Ag & Energy Solutions  
Wright Park Zoo  
Foley Equipment

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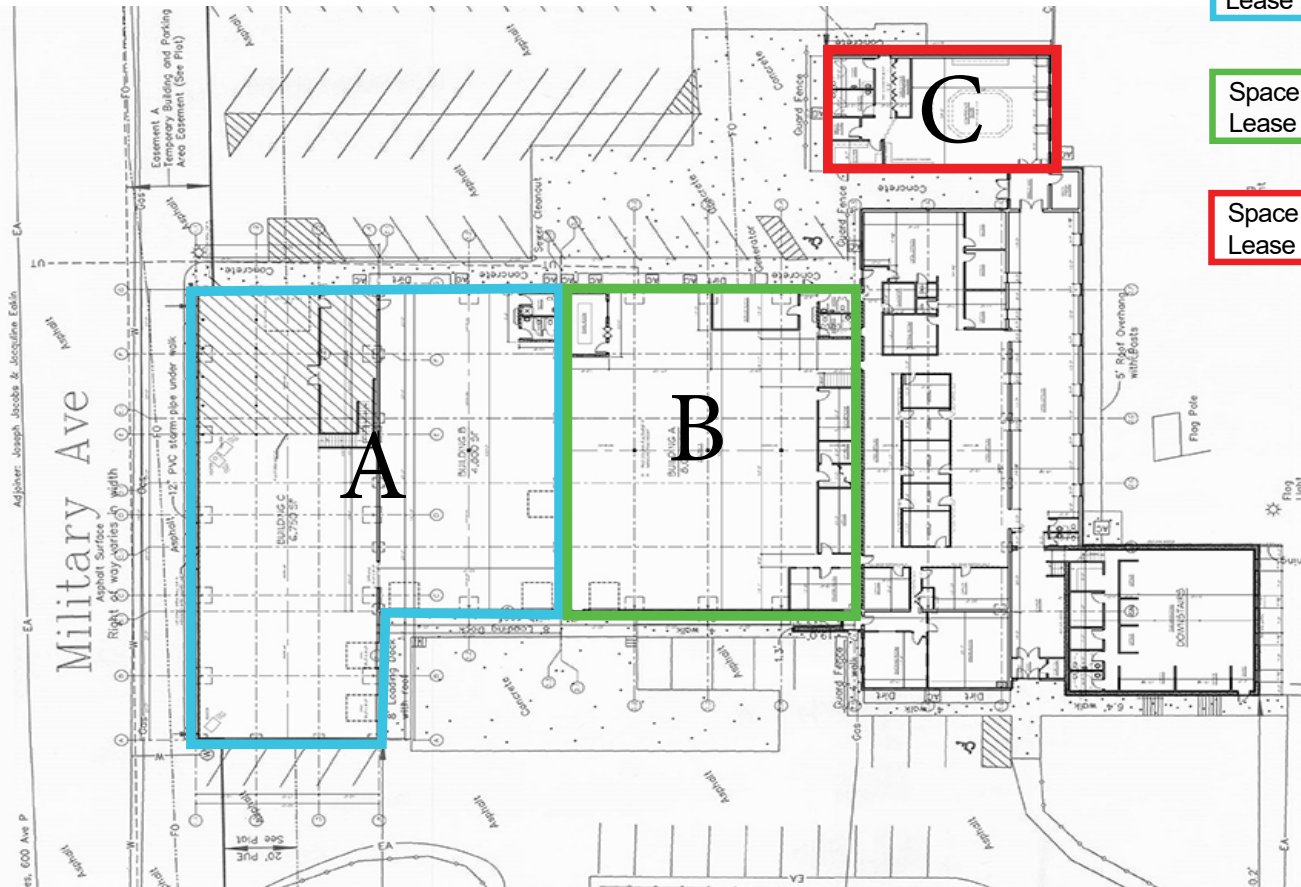



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## FLOOR PLAN



**A**  
Space Available: 10,750 SF  
Lease Rate: \$6.50/SF

**B**  
Space Available: 6,000 SF  
Lease Rate: \$6.00/SF

**C**  
Space Available: 2,160 SF  
Lease Rate: \$12.00/SF

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