



INDUSTRIAL BUILDING FOR SALE

120 Barclay Street
Osage City, Kansas



21,200 square foot industrial building

640 square foot office area

18' - 22' clear height

95% refrigerated

Approximately 2 acre site

3 dock high and 1 grade-level loading door

1000 Amp 480 Volt electrical service

Osage City gas, electric, water, sewer

Duro-Last roof with 15-year warranty installed in three phases (8,719 SF in 2003, 8,961 SF in 2005, and remainder in 2008)

Good access to Topeka, Emporia, Manhattan, Salina, Wichita and Lawrence

15 mile radius of 15,000 people

Sale price: \$955,000

Sales & Leasing | Property & Facilities Management | Development Management | Corporate Services



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Kansas City, MO 64141-1299

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www.zimmercos.com

For more information contact:
EXCLUSIVE AGENT



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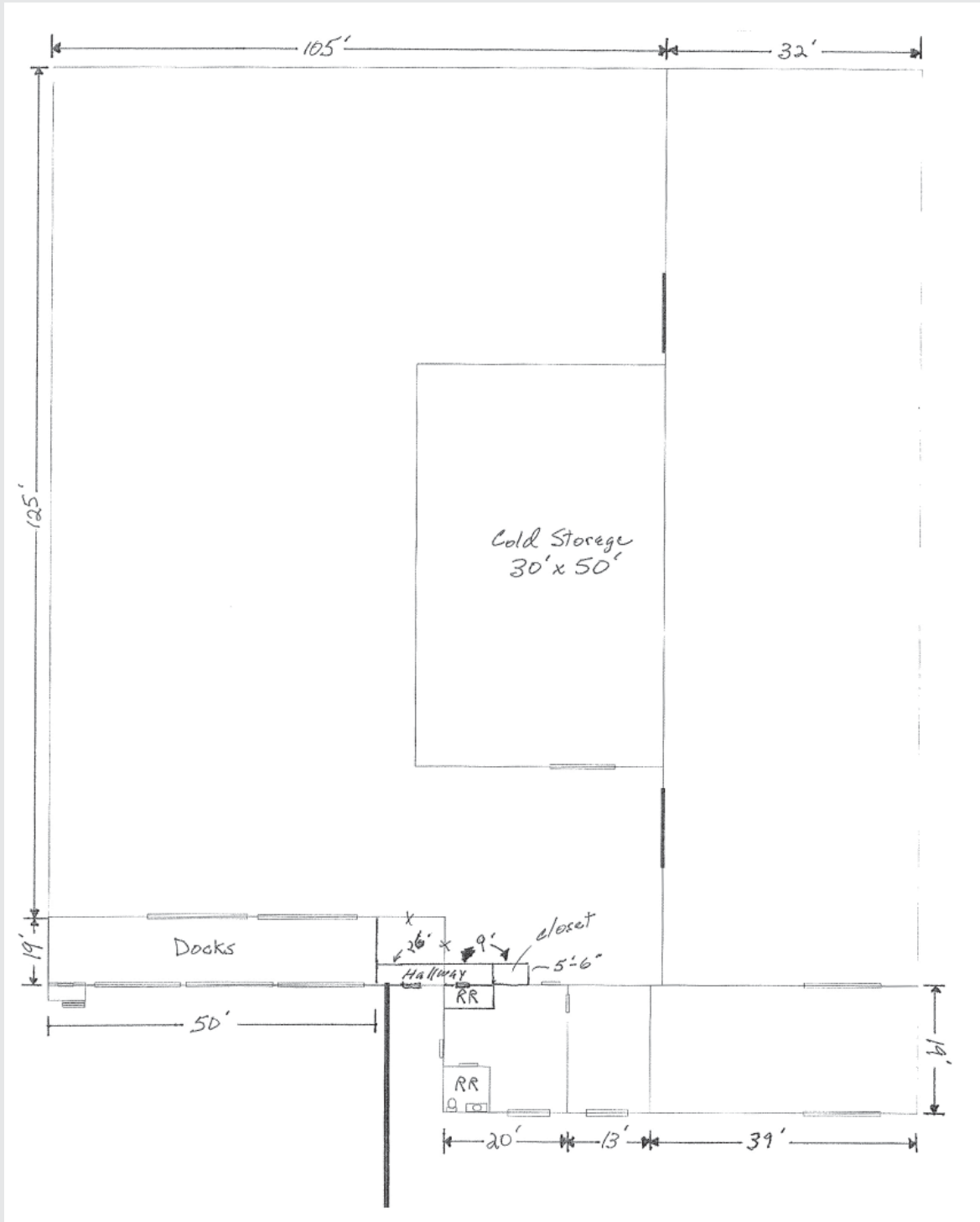
Additional Building Images



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Property Floor Plan



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Property Aerial and Locator Map

