

City: **Manhattan**

Property Type: **Industrial**



611 Pecan Cir, Manhattan, KS 66502

Type Industrial TotalSqFt 22,225 Class Sector E Zoning PUD PLANNED UNIT DEVE
 Note Buildings Built 1984; 2.33+/- acres

Agent: **Eller, Ed**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
611 Pecan Circle	LEASE	11,250	\$6.00	\$1.75	\$7.75		NNN-RS	Climate controlled office and production space is currently occupied by Nzone Sports Apparel. Could be available second
	OFFICE		\$5,625	\$1,641	\$7,266			
611 Pecan Circle	SALE	22,225				\$1,150,000	NNN-RS	50% M/L leased to Winnelson Plumbing Supply generating a substantial annual NOI with 80% of the lease term left.
	INDUSTRIAL					\$51.74		
611 Pecan Circle	SALE	22,225				\$1,150,000	NNN-RS	50% M/L leased to Winnelson Plumbing Supply generating a substantial annual NOI with 80% of the lease term left. Price
	INVESTMENT-I					\$51.74		

Property Type: **Office**



KFB Office Plaza 2627 KFB Plaza, Manhattan, KS 66503

Type Office TotalSqFt 215,000 Class A Sector NW Zoning O&I-1 OFFICE AND INST
 Note

Agent: **Eller, Ed**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2627 KFB Plaza, Suite 105W, Manhattan	LEASE	1,762	\$17.50	\$0.00	\$17.50		Gross	Class A space with access to building training & conference rooms, cafeteria, and exercise room. Multiple windowed
	OFFICE		\$2,570	\$0	\$2,570			
2627 KFB Plaza, Suite 105W	LEASE	3,391	\$19.25	\$0.00	\$19.25		Gross	Front Lobby Office Suite. Formerly occupied by US Cellular. Space is built out with multiple private offices. Premier
	OFFICE		\$5,440	\$0	\$5,440			
2627 KFB Plaza 200w, Manhattan	LEASE	4,659	\$17.50	\$0.00	\$17.50		Gross	Very nice office space on the 2nd Floor West wing of the building. Manhattan's Premier office building. 24/7 Security
	OFFICE		\$6,794	\$0	\$6,794			
2627 KFB Plaza 401e, Manhattan	LEASE	14,233	\$17.50	\$0.00	\$17.50		Gross	4th Floor East adjacent to GE Aviation. Manhattan's Premier office building. Office bays available from 1,500 -15,000 sf.
	OFFICE		\$20,756	\$0	\$20,756			
2627 KFB Plaza 200e, Manhattan	LEASE	19,638	\$17.50	\$0.00	\$17.50		Gross	2nd Floor East. Office bays available from 1,500 -15,000 sf. Offices located in a large (215,000sf) secured building. Existing
	OFFICE		\$28,639	\$0	\$28,639			



Heritage Square North E US 24 Hwy, Manhattan, KS 66502

Type Office TotalSqFt Class Sector Zoning CH, Highway Commercial
 Note 28.85+/- acres to be developed as a Medical Park with retail lots available fronting Hwy 24.

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
Heritage Square North - Lot 3	SALE	41,273				\$784,187		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$19.00		
Heritage Square North - Lot 4	SALE	51,603				\$928,854		Development Site in Manhattan, East Hwy 24.
	RETAIL					\$18.00		
Heritage Square North - Lot 1	SALE	53,468				\$748,552		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$14.00		
Heritage Square North - Lot 5	SALE	66,924				\$803,088		Development Site in Manhattan, East Hwy 24.
	RETAIL					\$12.00		
Heritage Square North - Lot 2 -West Half	SALE	84,332				\$1,517,976		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$18.00		
Heritage Square North - Lot 2 -East Half	SALE	84,332				\$1,349,312		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$16.00		
Heritage Square North - Lot 8	SALE	102,192				\$408,768		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$4.00		
Heritage Square North - Lot 9	SALE	203,782				\$611,346		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$3.00		
Heritage Square North - Lot 6	SALE	244,353				\$4,154,001		Development Site in Manhattan, East Hwy 24.
	RETAIL					\$17.00		
Heritage Square North - Lot 7	SALE	324,546				\$3,894,552		Development Site in Manhattan, East Hwy 24.
	OFFICE					\$12.00		

Property Type: **Retail**



Former Sirloin Stockade 325 E Poyntz Avenue, Manhattan, KS 66502

Type Retail TotalSqFt **10,367** Class Sector Zoning Commercial and Industria

Agent: Eller, Ed

Note Year Built: 1987, Renovated in 2006

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
325 E Poyntz, Manhattan	SALE	10,367				\$1,795,000	Cash	Former Sirloin Stockade restaurant building with paved parking lot.
	RETAIL					\$173.15		

City: **Holton**

Property Type: **Retail**



Ron's IGA 423 Arizona Ave, Holton, KS 66436

Type Retail TotalSqFt **9,228** Class Sector Zoning Agent: **Rezac, Mark**

Note Former Grocery Store; Built 1960; 2016 RE Taxes-\$10,117.30

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
423 Arizona Ave - Holton	SALE	9,228				\$650,000	Cash	Former Ron's IGA in Holton along Hwy 75. Great visibility and traffic count. Open floor plan, storage room, OH door.
	RETAIL					\$70.44		



Former Country Mart 112 Hwy 75, Holton, KS 66436

Type Retail TotalSqFt **37,180** Class Sector Zoning FP Agent: **Rezac, Mark**

Note Year Built 1986; 2016 R.E. Taxes \$38,574.06

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
112 Hwy 75 - Holton	LEASE	37,180	\$3.75	\$1.19	\$4.94		NNN	Former grocery store located on Highway 75 with high traffic counts. Land is 192,100+/- sf.
Former Country Mart	RETAIL		\$11,619	\$3,687	\$15,306			
112 Hwy 75 - Holton	SALE	37,180				\$950,000	Cash	Former grocery store located on Highway 75 with high traffic counts. Land is 192,100+/- sf.
Former Country Mart	RETAIL					\$25.55		

City: **Emporia**

Property Type: **Retail**



CarQuest Auto Parts 1025 Industrial Road, Emporia, KS 66801

Type Retail TotalSqFt **7,904** Class Sector Zoning C-2 COMMERCIAL
 Note Year Built 1978

Agent: **Lundeen, Brady**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1025 Industrial	LEASE	7,904	\$4.25	\$1.35	\$5.60		NNN-RS	For Sub-Lease. Former auto parts store with two 10'x10' drive-in doors, warehouse space, offices, and showroom.
	RETAIL		\$2,799	\$889	\$3,689			

City: **Auburn**

Property Type: **Retail**



Former Apple Market 1441 N Washington St, Auburn, KS 66402

Type Retail TotalSqFt **24,943** Class Sector Zoning RA-1 RURAL AG
 Note Built 1997 2015 RE Taxes \$17,527.96

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1441 N Washington St - Auburn, KS	LEASE	24,943	\$1.93				G-J-U-IM	Former Apple Market; Tenant responsible for their janitorial, utilities, interior and exterior maintenance to include snow
	RETAIL		\$4,001					
1441 N Washington St - Auburn, KS	SALE	24,943				\$500,000	Cash	Former Apple Market
	RETAIL					\$20.05		