MANHATTAN BUSINESS PARK

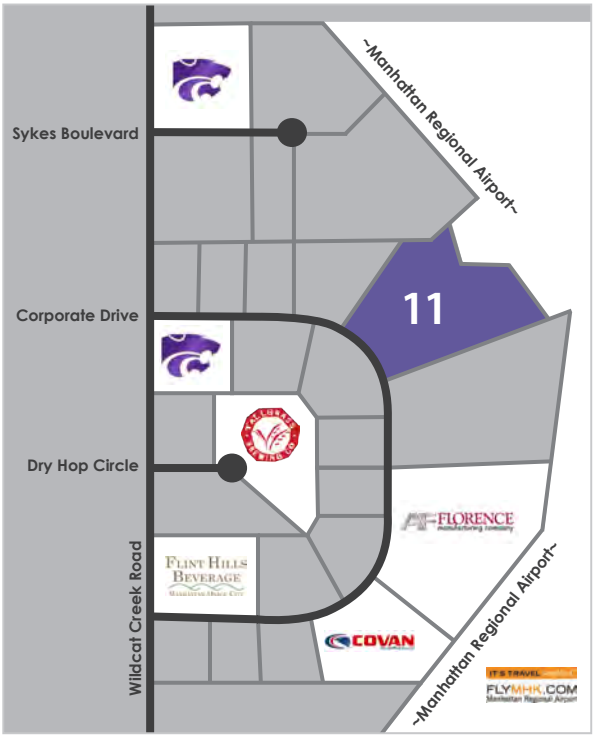
CONTACTS: Manhattan Area Chamber of Commerce . Lyle Butler . John Pagen . Trent Armbrust
Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org

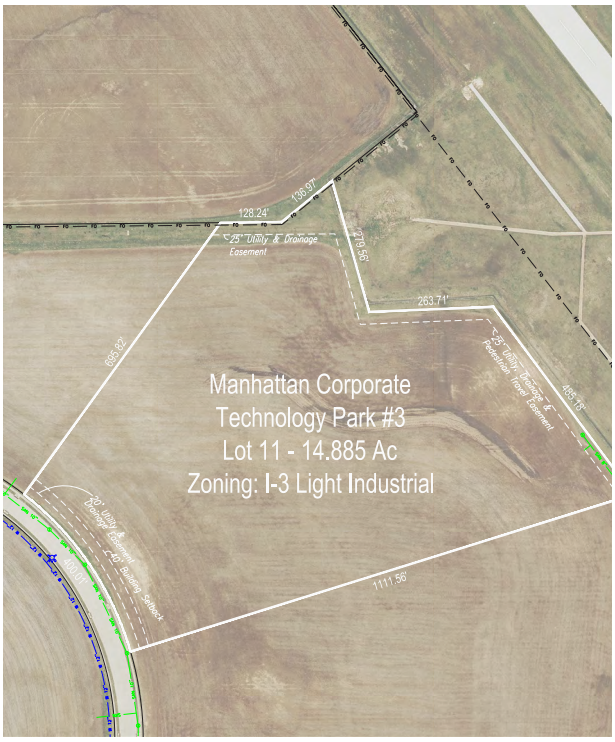
Manhattan Economic Development Kansas

LOT 11

Lot Size: 14.885 Acres

5961 Corporate Drive
Manhattan, KS 66503





SITE DESCRIPTION

Total Business Park Area	177 Acres
Developed Area	57 Acres
Available for Development	120 Acres

ZONING: I-3 - LIGHT INDUSTRIAL

Potential Uses	Light Manufacturing, Research Facilities, State/Municipal Facilities, Professional Offices, Warehousing
Within City Limits	Manhattan
Additional Zoning Overlay Districts	Corporate Tech Park Covenants Overlay District Airport Overlay District

TRANSPORTATION

Site Access	Paved: Truck Acceptance
Nearest 4-Lane Highway	K-18: 2 Miles
Nearest Interstate	I-70: 8 Miles
Nearest Commercial Airport	Manhattan Regional Airport
Rail Served	No

TAX INFORMATION

Total Mill Rate	134.704 Millls
Assessment Rate	25%
Specials	$26,012.92/Year (Expires 2020)
Sales Tax Rate	8.75%

PROPERTY AND AREA DESCRIPTION

Approximate Max Building Size	275,000 Sq. Feet
Parking Requirements	Manufacturing: 2 stalls per 1,000 sq. feet Warehouse: 1 stall per 2,000 sq. feet
Building Height Restrictions	40 Feet
Max Lot Coverage Allowed	50%
On-Site Detention	None Required

UTILITIES

Electrical	Westar Energy 12.47 kV Power Adjacent to Property
Natural Gas	Kansas Gas Service
Telecommunications	AT&T - SONET Ring
Water	City of Manhattan 12"Main Line Adjacent to Property
Sewer	City of Manhattan 8"Trunk Line Adjacent to Property

GEOTECHNICAL REPORT

Soil Characteristics	Lean to Fat Clay and Clayey Silt
Soil	High Constructability Rating
Subgrade Preparation Needed	Standard Methods: (Strip Topsoil, Moisture Conditioning, Recompaction and Proofrolling)
Water Table Depth	9 Feet +/-
Phase I Environmental	Completed Dec. 16, 1996