

# MANHATTAN BUSINESS PARK

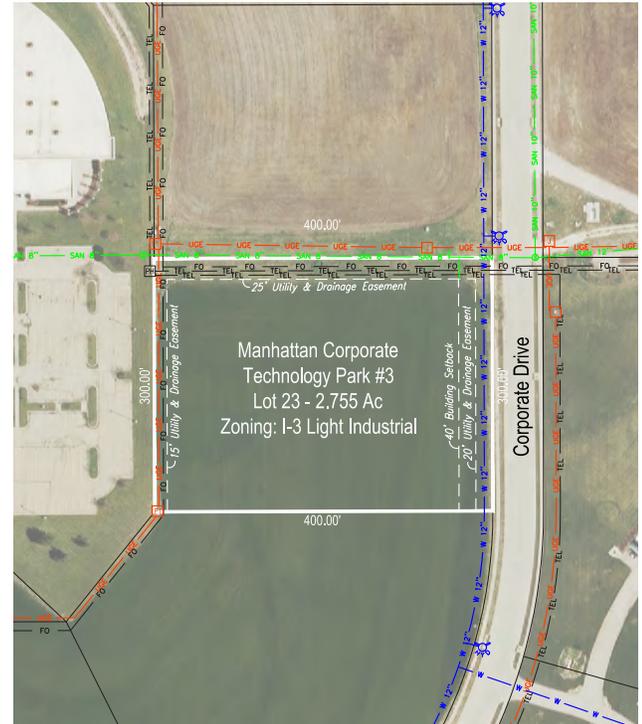
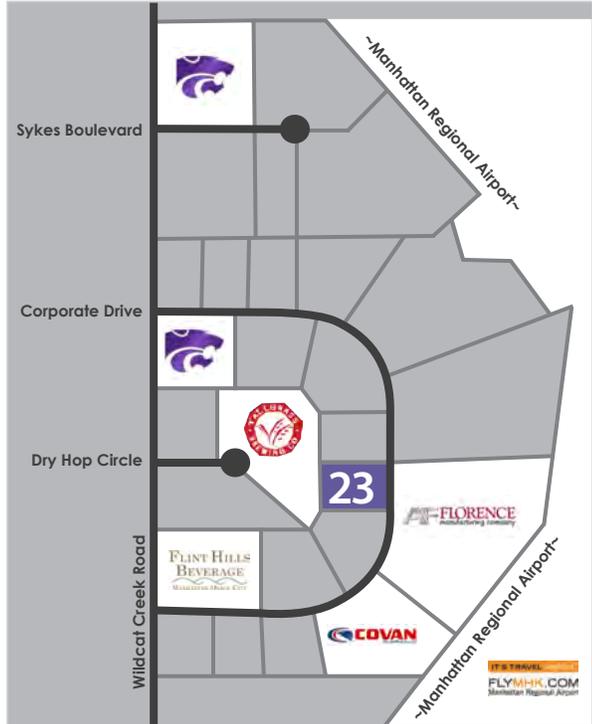
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## LOT 23

Lot Size: 2.755 Acres

5940 Corporate Drive  
 Manhattan, KS 66503



### SITE DESCRIPTION

<b>Total Business Park Area</b>	177 Acres
<b>Developed Area</b>	57 Acres
<b>Available for Development</b>	120 Acres

### ZONING: I-3 - LIGHT INDUSTRIAL

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

### TRANSPORTATION

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

### TAX INFORMATION

<b>Total Mill Rate</b>	134.704 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,812.42/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.75%

### PROPERTY AND AREA DESCRIPTION

<b>Approximate Max Building Size</b>	55,000 Sq. Feet
<b>Parking Requirements</b>	Manufacturing: 2 stalls per 1,000 sq. feet Warehouse: 1 stall per 2,000 sq. feet
<b>Building Height Restrictions</b>	40 Feet
<b>Max Lot Coverage Allowed</b>	50%
<b>On-Site Detention</b>	None Required

### UTILITIES

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

### GEOTECHNICAL REPORT

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