

# MANHATTAN BUSINESS PARK

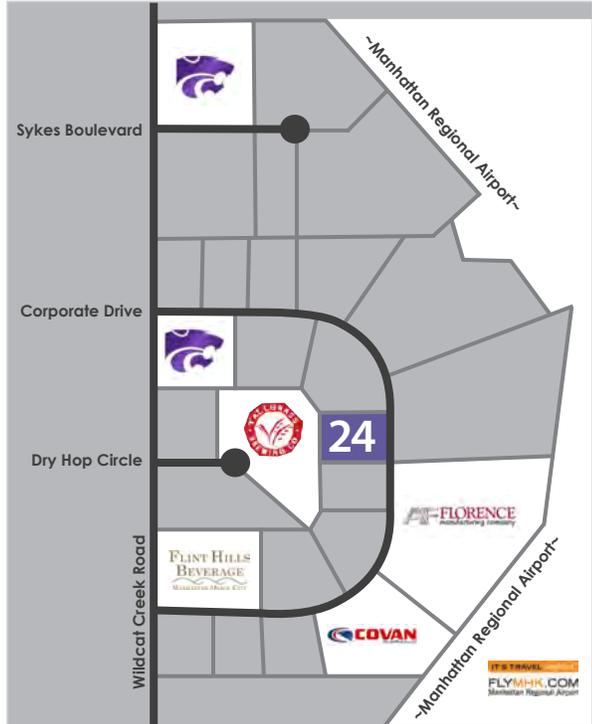
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## LOT 24

Lot Size: 2.755 Acres

5950 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<br>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<br>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<br>Adjacent to Property    |
| <b>Natural Gas</b>        | Kansas Gas Service                                      |
| <b>Telecommunications</b> | AT&T - SONET Ring                                       |
| <b>Water</b>              | City of Manhattan<br>12" Main Line Adjacent to Property |
| <b>Sewer</b>              | City of Manhattan<br>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   |