

MANHATTAN, KANSAS

Manhattan's location in the center of North America, in the Kansas Research Nexus, and Animal Health Corridor proves to be a strategic advantage for business. This centralized location offers proximity to consumer and business markets throughout the United States, making communication and transportation networks shorter and less expensive. Manhattan is connected to I-70 by two divided four-lane highways and serviced by a commercial airport.



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



TOP FIVE BEST SMALL PLACE FOR BUSINESS AND CAREERS

Four Years Running (Forbes, 2010-2014)



ONE OF THE TOP TEN FASTEST GROWING MSA'S IN THE U.S.

(Manhattan, Kansas Metropolitan Statistical Area (MSA) (U.S. Census Bureau, 2013))



ONE OF THE TOP TEN MOST EXCITING SMALL CITIES IN AMERICA

(movoto.com (real estate website; rankings based on entertainment options and demographics), 2013)

MANHATTAN REGIONAL AIRPORT

COMMERCIAL SERVICES

Chicago and Dallas



GENERAL AVIATION

Full Service FBO



CITY OF MANHATTAN

STATS

| | 2013 |
|----------------------------|--------------|
| Median Age | 23.8 |
| % of High School Graduates | 95.7% |
| % of College Graduates | 51.6% |
| Median Home Value | \$180,800 |
| Mean Travel Time to Work | 15.8 Minutes |

CITY OF MANHATTAN

POPULATION

| | 2010 | 2013 | % CHANGE |
|----------------|---------|---------|----------|
| Manhattan | 52,281 | 56,143 | 7.4% |
| Labor Market * | 141,057 | 147,524 | 4.6% |

* Labor Market Population in the 5-county population
 U.S. Census Bureau, America Fact Finder

JUST A SHORT DISTANCE TO:

KANSAS CITY
 < 2 Hours

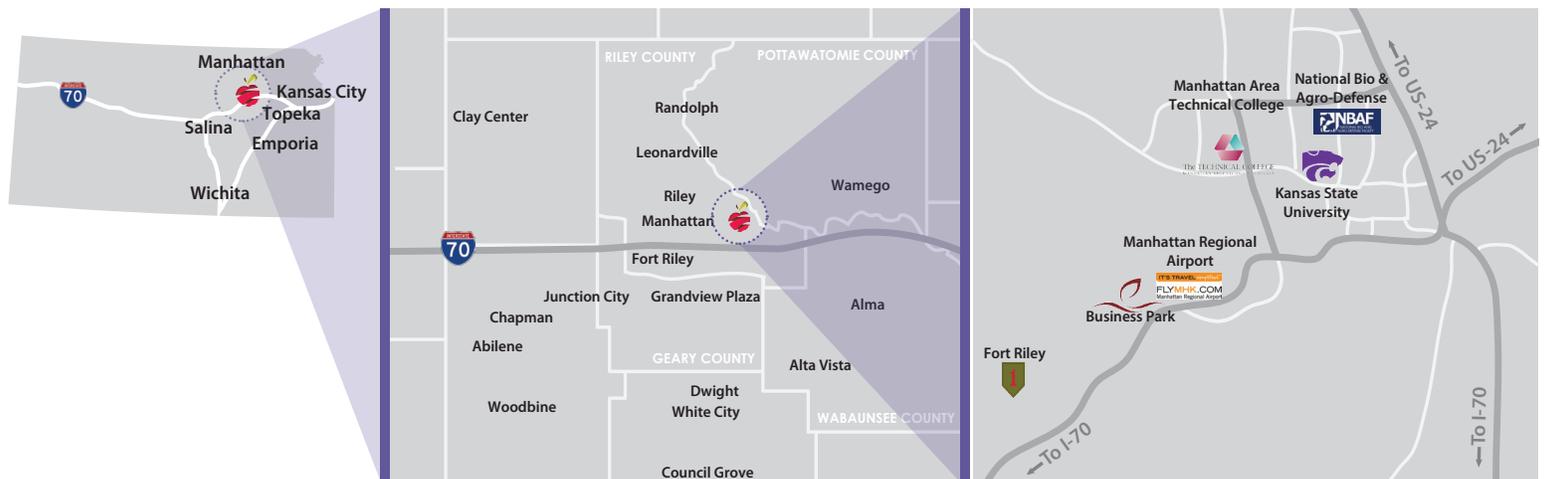
WICHITA
 2 Hours

TOPEKA
 50 Minutes

LINCOLN, NE
 2.5 Hours

OKLAHOMA CITY, OK
 4 Hours

DENVER, CO
 7 Hours



MANHATTAN BUSINESS PARK

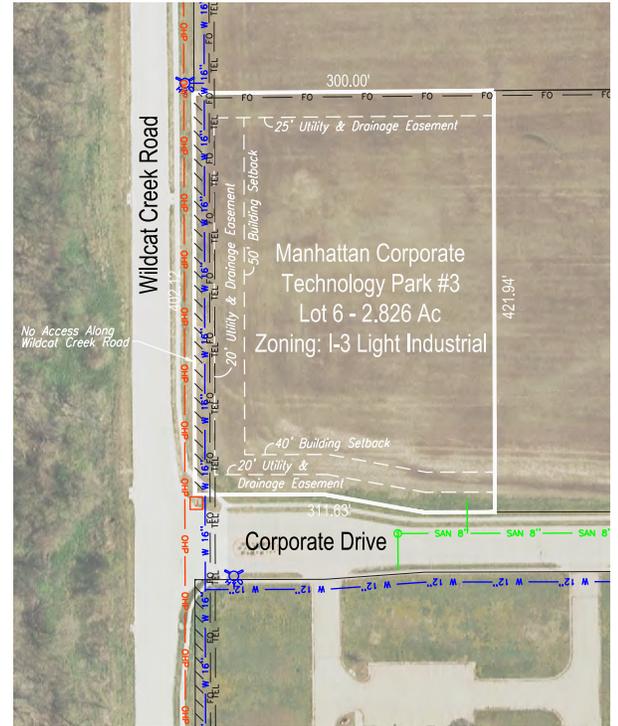
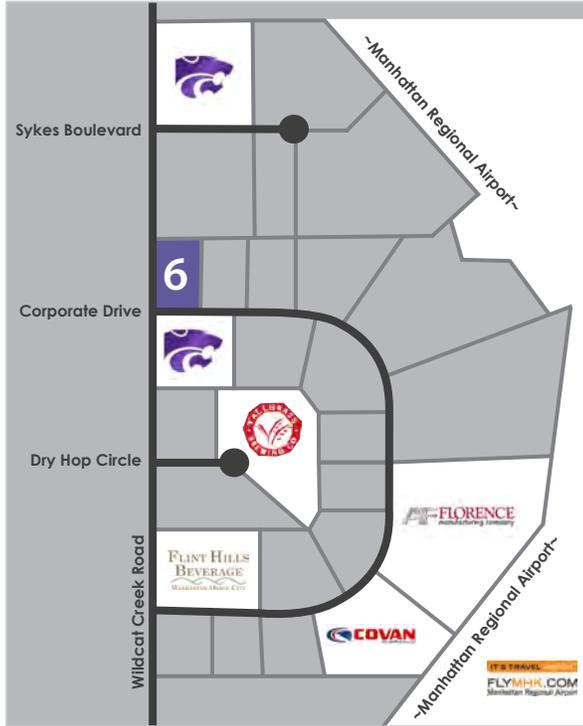
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LOT 6

Lot Size: 2.826 Acres

5983 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 Mills |
| Assessment Rate | 25% |
| Specials | \$4,938.13/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 55,000 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 |

MANHATTAN BUSINESS PARK

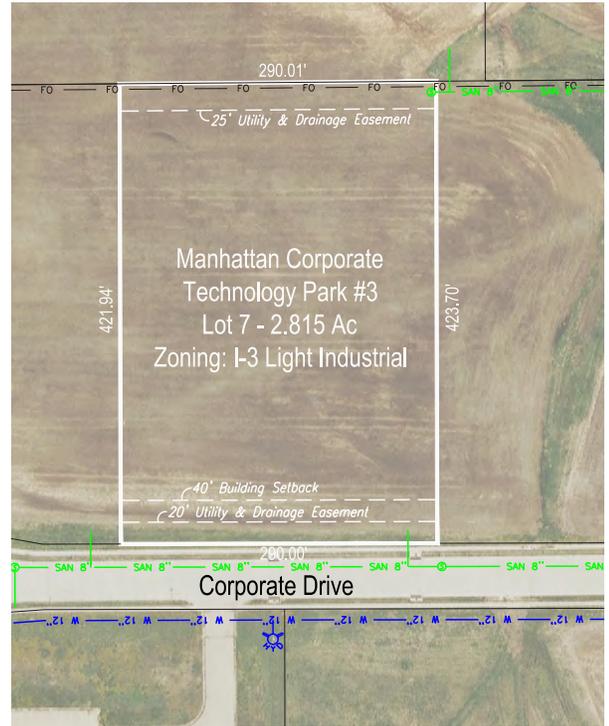
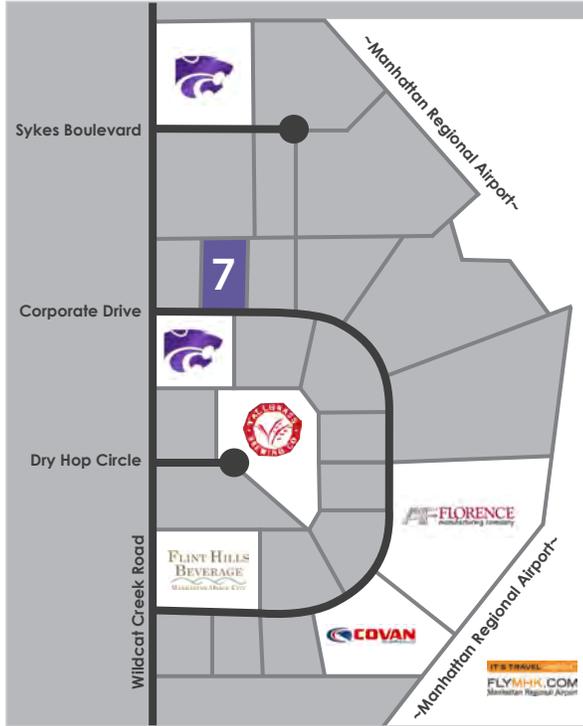
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LOT 7

Lot Size: 2.815 Acres

5979 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 Mills |
| Assessment Rate | 25% |
| Specials | \$4,919.48/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 55,000 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, Recomposition and Proofrolling) |
| Water Table Depth | 9 Feet +/- |
| Phase I Environmental | Completed Dec. 16, 1996 |

MANHATTAN BUSINESS PARK

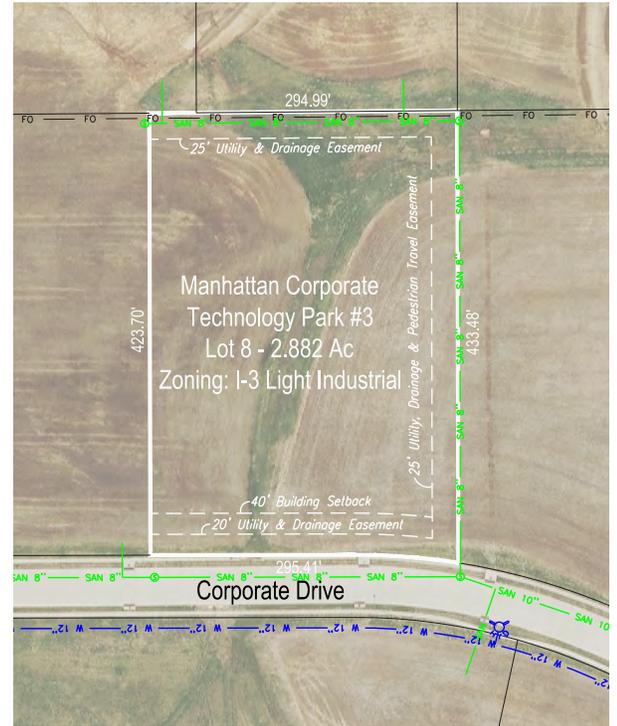
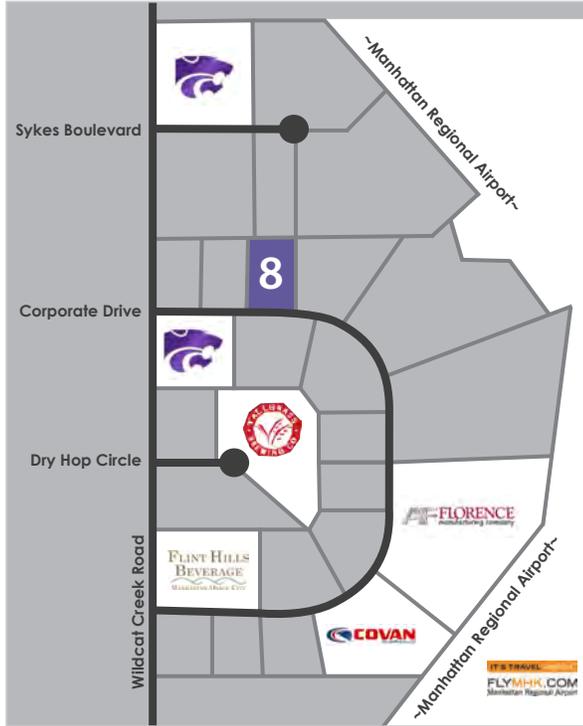
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LOT 8

Lot Size: 2.882 Acres

5975 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 Mills |
| Assessment Rate | 25% |
| Specials | \$5,035.72/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 57,000 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, Recomposition and Proofrolling) |
| Water Table Depth | 9 Feet +/- |
| Phase I Environmental | Completed Dec. 16, 1996 |

MANHATTAN BUSINESS PARK

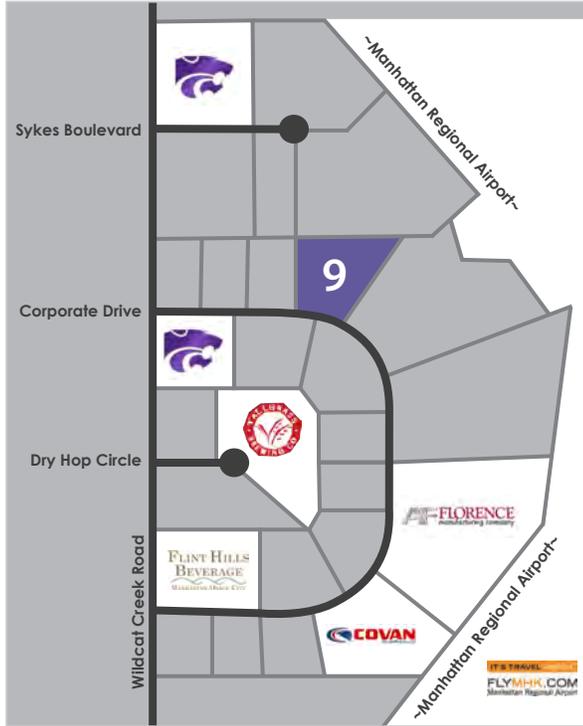
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LOT 9

Lot Size: 5.728 Acres

5971 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 Mills |
| Assessment Rate | 25% |
| Specials | \$10,010.70/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 110,000 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, Recomaction and Proofrolling) |
| Water Table Depth | 9 Feet +/- |
| Phase I Environmental | Completed Dec. 16, 1996 |

MANHATTAN BUSINESS PARK

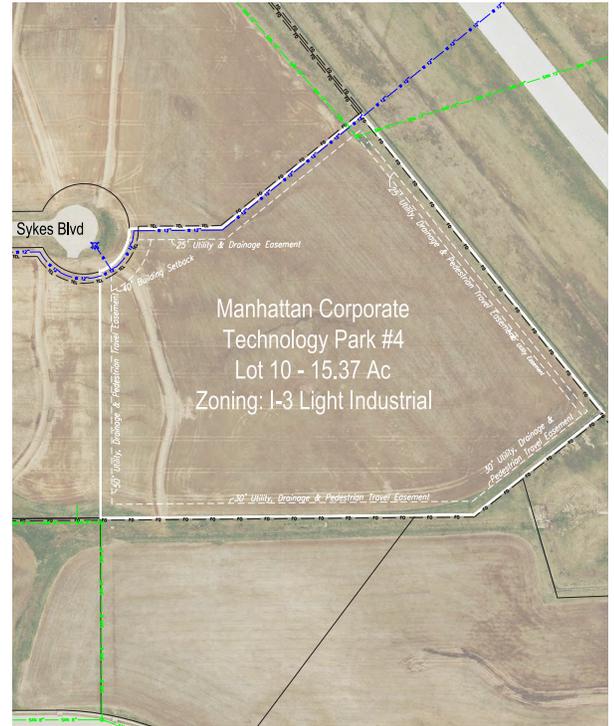
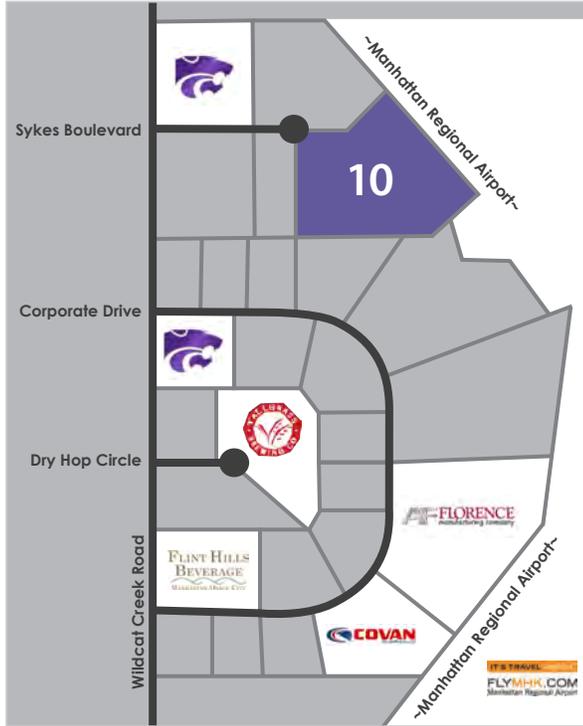
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LOT 10

Lot Size: 15.37 Acres

0000 Executive Court
 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 Mills |
| Assessment Rate | 25% |
| Specials | \$6,501.05/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 250,000 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 |

MANHATTAN BUSINESS PARK

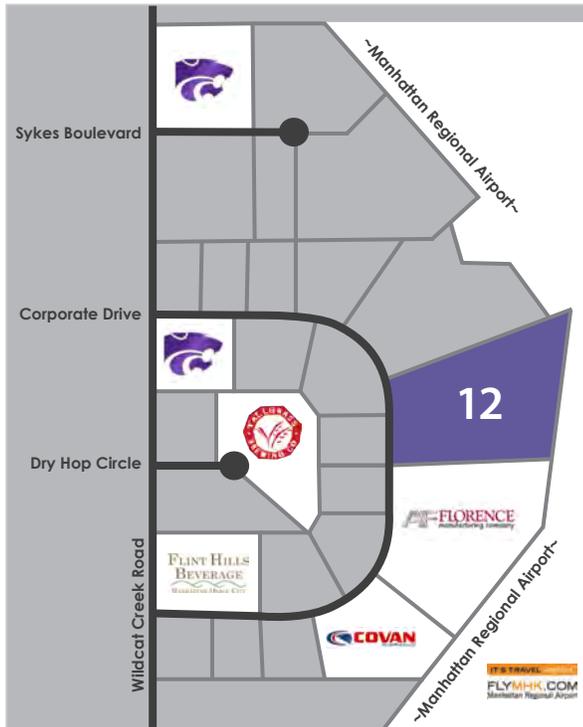
CONTACTS: Manhattan Area Chamber of Commerce . Lyle Butler . John Pagen . Trent Armbrust
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LOT 12

Lot Size: 16.06 Acres

5951 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 Mills |
| Assessment Rate | 25% |
| Specials | \$28,066.27/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 250,000 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 |

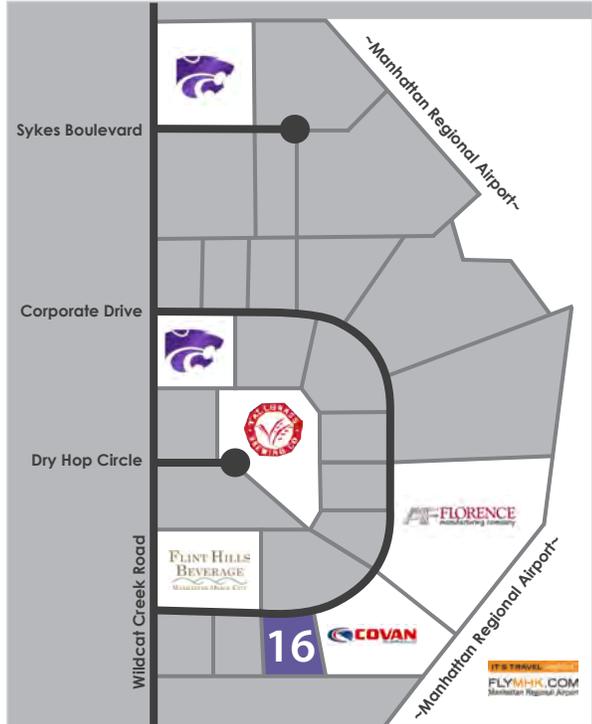
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LOT 16
 Lot Size: 3.07 Acres

5919 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 Mills |
| Assessment Rate | 25% |
| Specials | \$5,365.71/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 60,000 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 |

MANHATTAN BUSINESS PARK

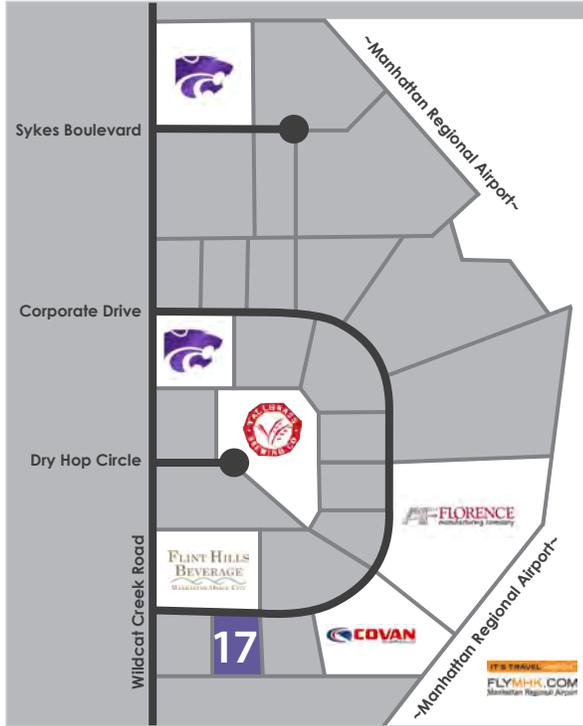
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LOT 17

Lot Size: 2.735 Acres

5911 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 Mills |
| Assessment Rate | 25% |
| Specials | \$4,780.19/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 55,000 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 |

MANHATTAN BUSINESS PARK

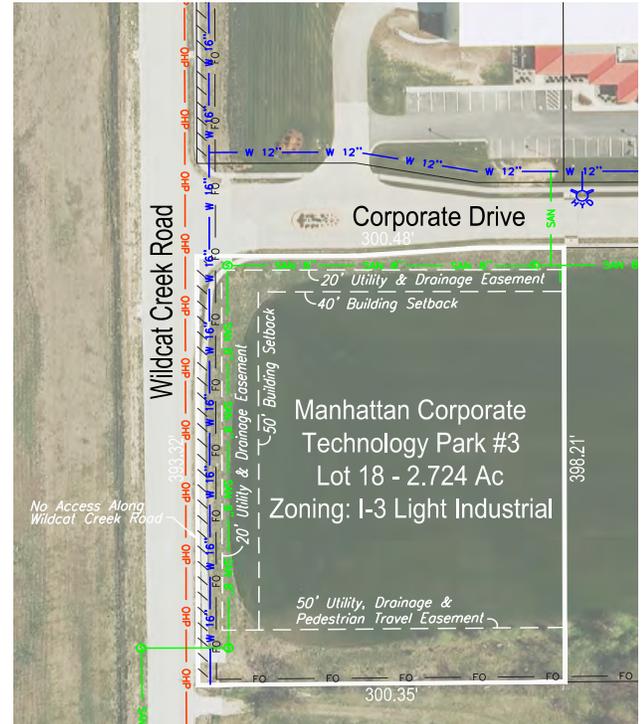
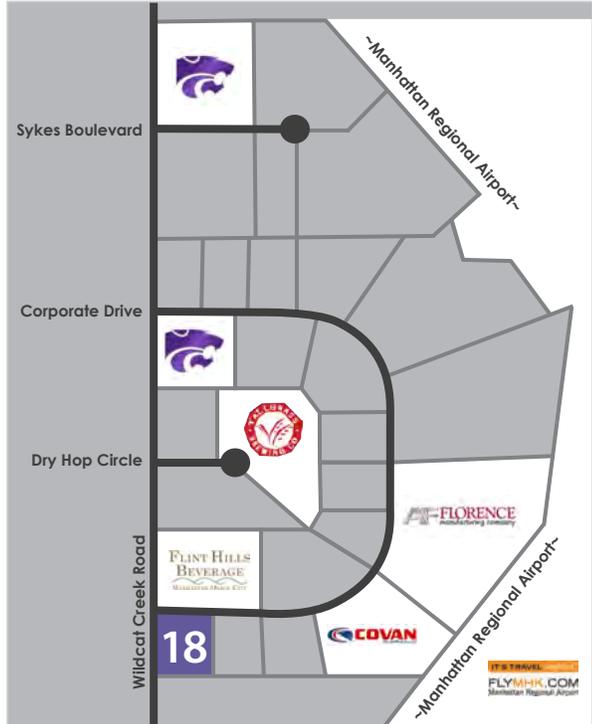
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LOT 18

Lot Size: 2.724 Acres

5901 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 Mills |
| Assessment Rate | 25% |
| Specials | \$4,759.69/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 54,000 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 |

MANHATTAN BUSINESS PARK

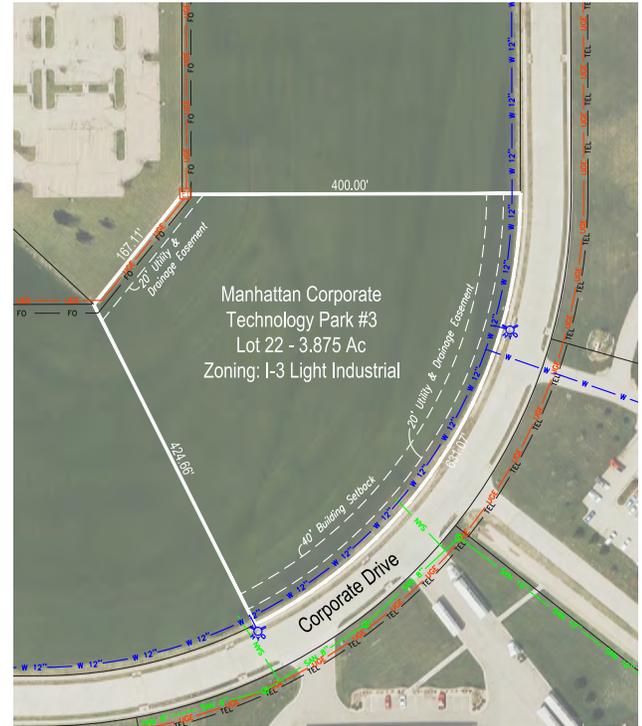
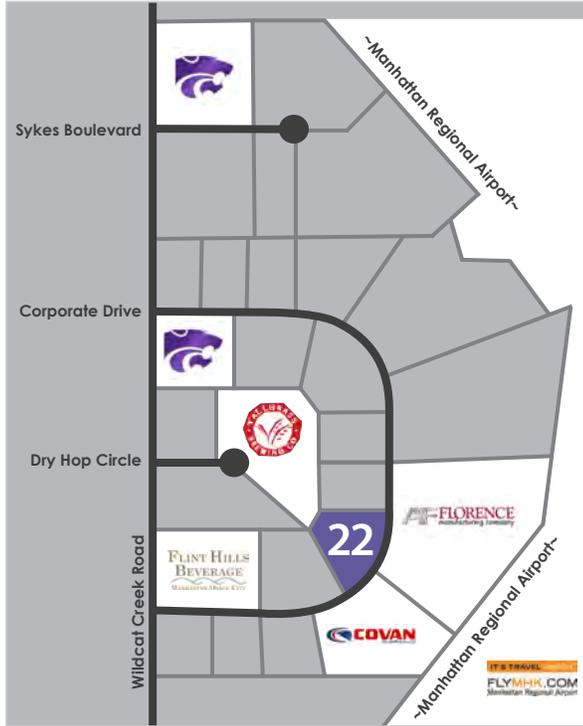
CONTACTS: Manhattan Area Chamber of Commerce . Lyle Butler . John Pagen . Trent Armbrust
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



LOT 22

Lot Size: 3.875 Acres

5930 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 Mills |
| Assessment Rate | 25% |
| Specials | \$4,646.86/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 76,000 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 |

MANHATTAN BUSINESS PARK

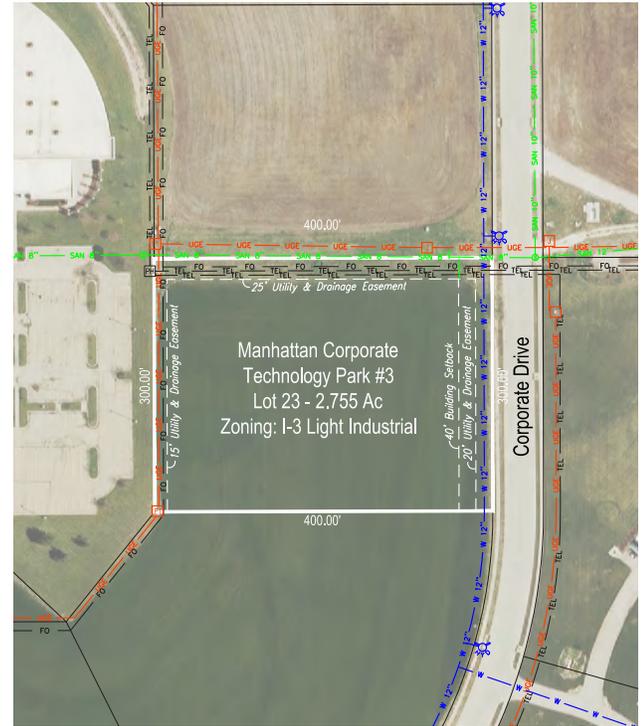
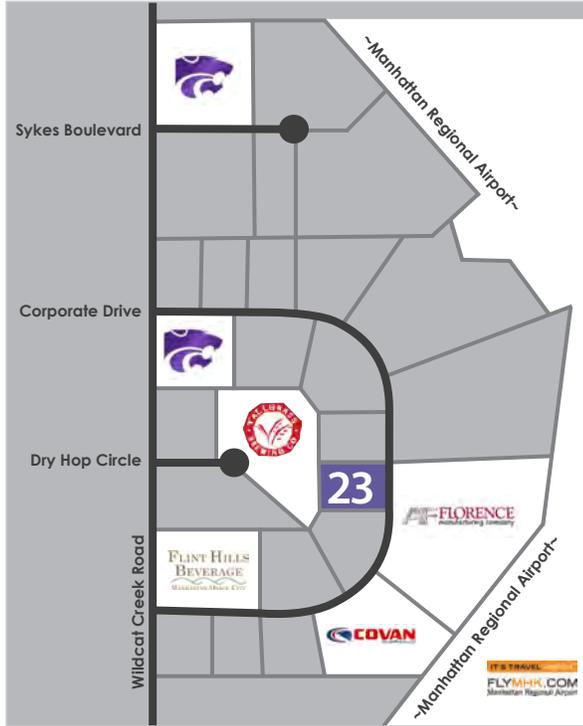
CONTACTS: Manhattan Area Chamber of Commerce . Lyle Butler . John Pagen . Trent Armbrust
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



LOT 23

Lot Size: 2.755 Acres

5940 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 Mills |
| Assessment Rate | 25% |
| Specials | \$4,812.42/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 55,000 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 |

MANHATTAN BUSINESS PARK

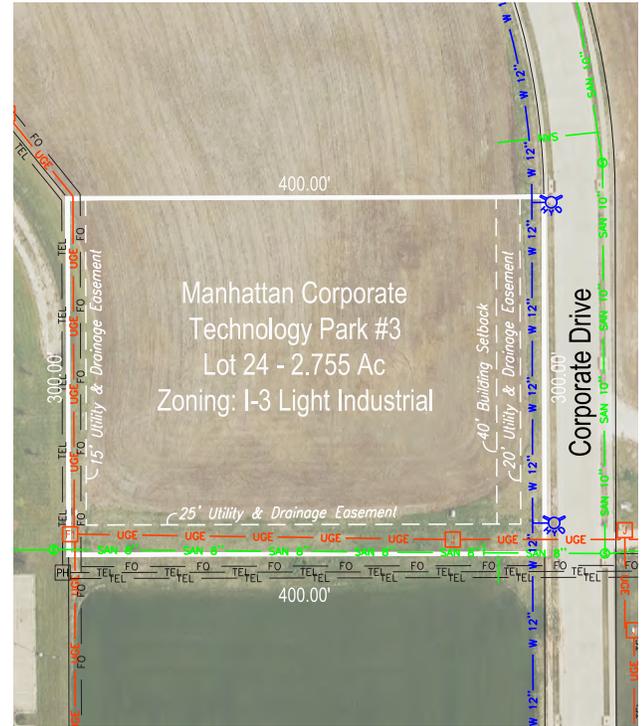
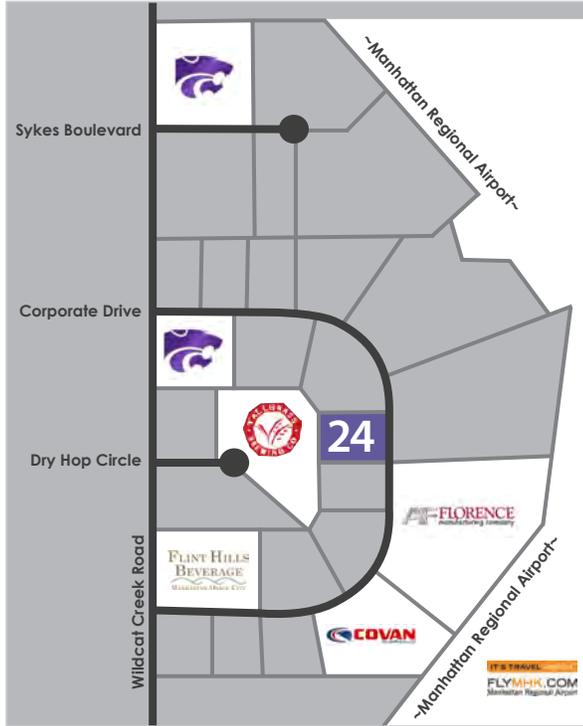
CONTACTS: Manhattan Area Chamber of Commerce . Lyle Butler . John Pagen . Trent Armbrust
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



LOT 24

Lot Size: 2.755 Acres

5950 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 Mills |
| Assessment Rate | 25% |
| Specials | \$4,812.42/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 55,000 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, Recomposition and Proofrolling) |
| Water Table Depth | 9 Feet +/- |
| Phase I Environmental | Completed Dec. 16, 1996 |

MANHATTAN BUSINESS PARK

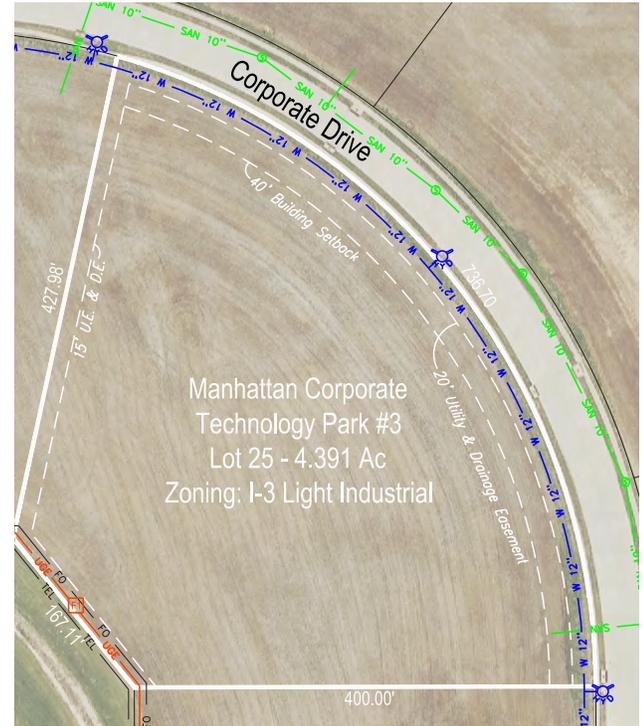
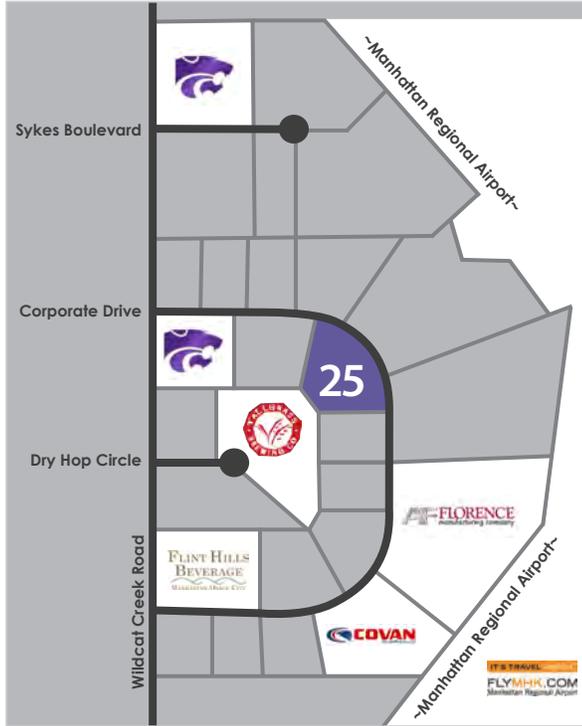
CONTACTS: Manhattan Area Chamber of Commerce . Lyle Butler . John Pagen . Trent Armbrust
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



LOT 25

Lot Size: 4.391 Acres

5960 Corporate Drive
 Manhattan, KS 66503



Manhattan Corporate
 Technology Park #3
 Lot 25 - 4.391 Ac
 Zoning: I-3 Light Industrial

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 Mills |
| Assessment Rate | 25% |
| Specials | \$7,674.09/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 86,000 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, Recomposition and Proofrolling) |
| Water Table Depth | 9 Feet +/- |
| Phase I Environmental | Completed Dec. 16, 1996 |

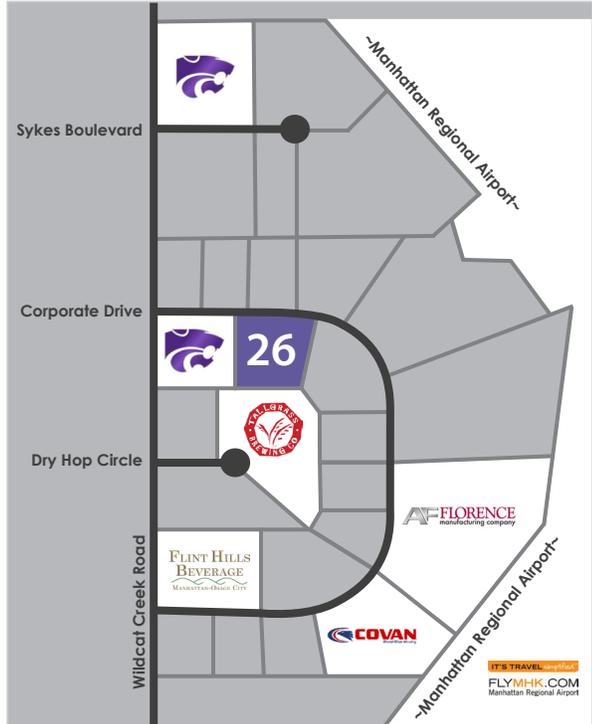
MANHATTAN BUSINESS PARK

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



LOT 26
 Lot Size: 4.50 Acres

5970 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 Mills |
| Assessment Rate | 25% |
| Specials | \$7,864.47/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 90,000 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 |

MANHATTAN BUSINESS PARK

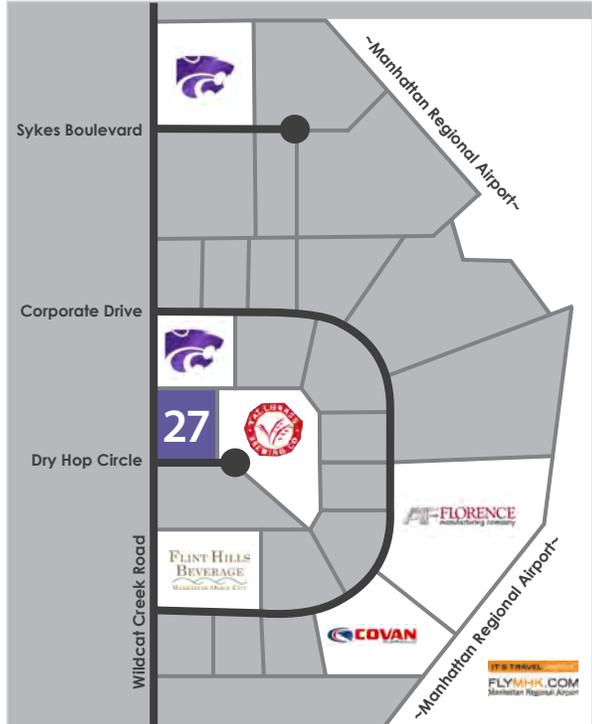
CONTACTS: Manhattan Area Chamber of Commerce . Lyle Butler . John Pagen . Trent Armbrust
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



LOT 27

Lot Size: 2.773 Acres

5970 Dry Hop Circle
 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 Mills |
| Assessment Rate | 25% |
| Specials | \$4,845.50/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 36,000 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 | 60% |
| 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 |

MANHATTAN BUSINESS PARK

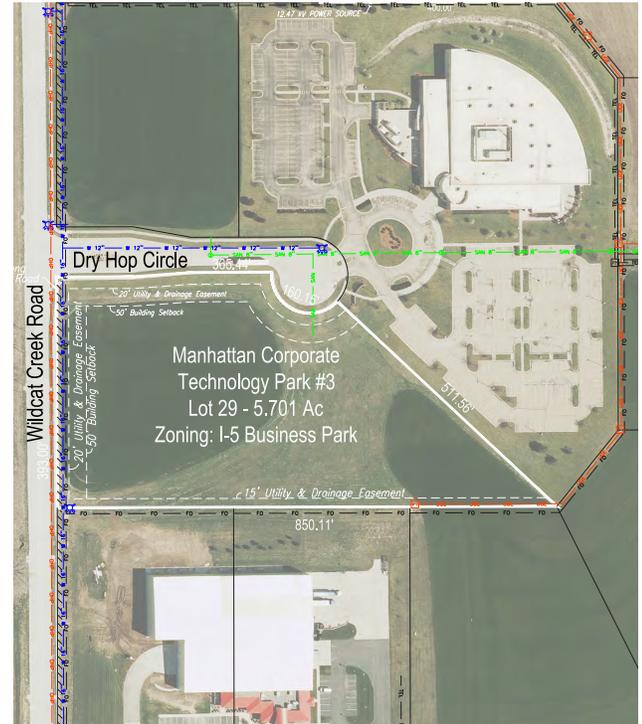
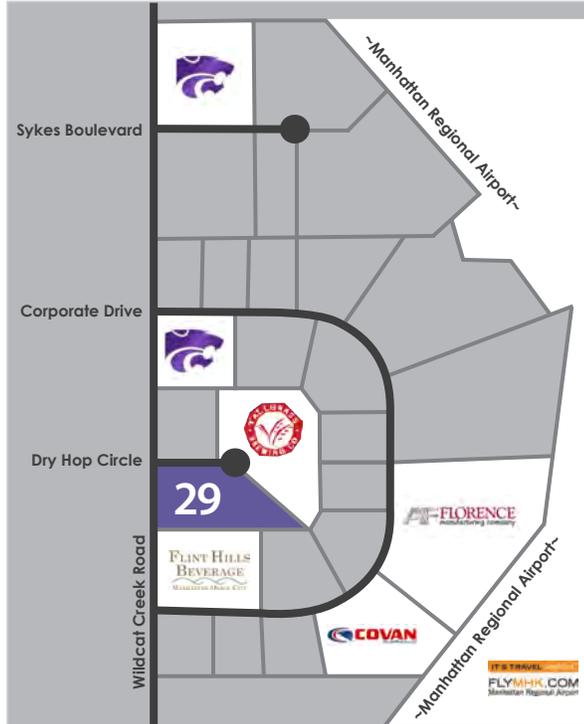
CONTACTS: Manhattan Area Chamber of Commerce . Lyle Butler . John Pagen . Trent Armbrust
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



LOT 29

Lot Size: 5.701 Acres

5971 Dry Hop Circle
 Manhattan, KS 66503



SITE DESCRIPTION

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

ZONING: I-5 - BUSINESS PARK DISTRICT

| | |
|--|---|
| Potential Uses | Research Facilities, State/Municipal Facilities, Professional Offices, Corporate Headquarters |
| 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 Mills |
| Assessment Rate | 25% |
| Specials | \$9,963.71/Year (Expires 2020) |
| Sales Tax Rate | 8.75% |

PROPERTY AND AREA DESCRIPTION

| | |
|--------------------------------------|---|
| Approximate Max Building Size | 75,000 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 | 60% |
| 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 |