

REAL ESTATE FROM EVERY ANGLE



IRONHORSE
MANUFACTURING PARK

Industrial Development

S Seneca & MacArthur • Wichita, KS

**A TRIPLE CROWN REALTY TRUST
INVESTMENT PROPERTY**

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IRONHORSE MANUFACTURING PARK



Ironhorse Manufacturing Park is more than just a manufacturing facility, it's an opportunity to be a part of southwest Wichita's new CrossGate District. The district is a 13-square mile area in southwest Wichita that is undergoing revitalization with major investments from local and regional developers. With one of the most educated and skilled labor pools in the nation, Wichita has always had strong talent but it has lacked new manufacturing facilities. The industrial facility at Ironhorse is an opportunity to capitalize and grow on that strength.

In 2018, first major tenant arrived at Iron Horse was announced: HyperPet, an innovative pet products supplier, occupied the entire 103,500SF building. Since then, HyperPet has undergone a drastic expansion, rebranded and is now known as CosmicPet, and now is expanding their existing 103,500SF facility to 203,500SF! CosmicPet, formerly known as HyperPet has utilized the city's IRB program and secured \$6.1 million in IRB's! Ironhorse Manufacturing Park offers up to 95% tax abatements for up to 10 years!

Manufacturing and industrial is what makes Wichita, and specifically, southwest Wichita, uniquely attractive. The time is right to take advantage of the opportunities at Ironhorse.

IRONHORSE MANUFACTURING PARK

UTILITIES SUMMARY

Electric Distribution: Westar

Gas Distribution: Kansas Gas Services

Telecomm Providers: Cox Communications, AT&T

Sewer Distribution: City of Wichita

Water Distribution: City of Wichita

PROPERTY DETAILS

A Triple Crown Realty Trust Investment Property

Building Size: Up to 300,000+/- SF Contiguous

Building 1- 103,525 +/- SF - **LEASED**

Building 2- 100,000 +/- SF - **UNDER CONTRACT - COSMIC PET EXPANSION**

Building 6- 100,000 +/- SF - **ENCLOSED SHELL**

Total Site: 54 +/- Acres

Office: 3,500 SF BTS (\$50.00 PSF Allowance)

Zoning: Limited Industrial

Power: 480 Volt, 4 Megawatts Available, 3 Phase, 1,600 Amps (more available)

Loading: 4 Dock High and 4 Drive-Ins

Ceiling Height: 30'+

Column Spacing: 100' x 33' & 50' x 33'

Floor Thickness: 6 inch slab of 4000 psi Reinforced with 4" Base

Lighting: LED - Minimum 25 FC in Warehouse

Sprinkler: ESFR (or as otherwise specified)

Other: Crane Compatible

Heated Warehouse

Roof: Standing Seam Metal with R38 Insulation

Lease Rate: \$4.99 PSF NNN

Sale Price: Negotiable

Taxes: Up to 95% Tax Abatement for 10 Years

SITE PLAN



WEST PHASE

250 ft depth

Divisible by 50,000 SF

30 foot clear ceiling height

Heavy redundant power to suit

Ready for Crane (base)

Column spacing 100' x 33'

EAST PHASE

250 ft depth

Divisible to 25,000 SF

30 foot clear ceiling height

Heavy redundant power to suit

Ready for Crane (base)

Column spacing 100' x 33'

STREET FACING RETAIL/FLEX

1,500 SF and up

60 +/- depth

12-16' average ceiling height

120/208 V, 3 phase Service

1" domestic water and 4" sanitary

stub-ins each space

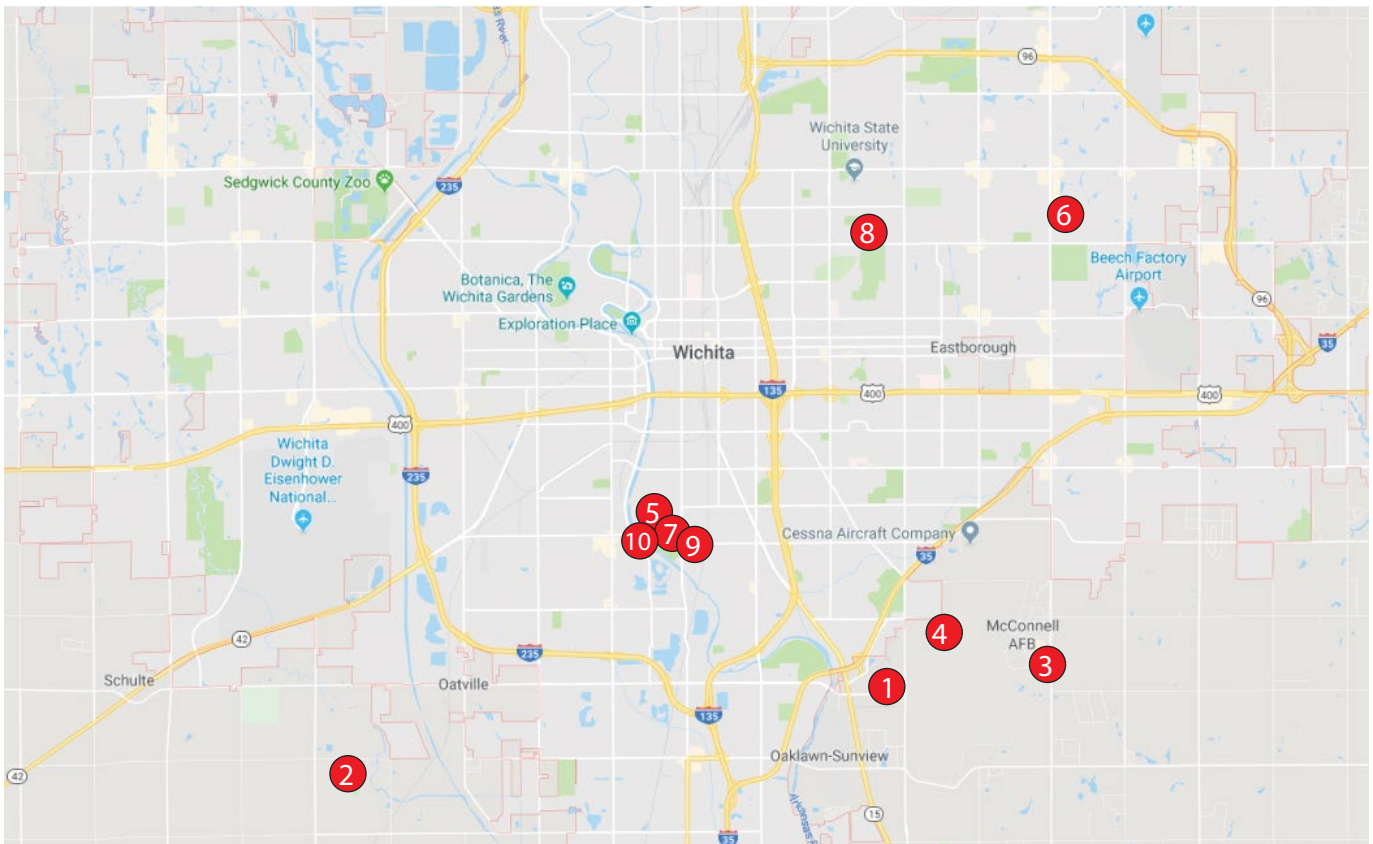
WICHITA, KS

Wichita metro area is home to over 8,000 engineers and engineering technicians – one of the highest concentrations in the United States.

Of the 100 largest U.S. Metro areas, Wichita ranks first in manufacturing jobs, as a percent of all jobs

TOP 10 LARGEST EMPLOYERS:

1. Spirit AeroSystems	12,000 employees	Manufacturing
2. Textron Aviation	9,000 employees	Aviation Manufacturing
3. McConnell Air Force Base	6,689 employees	U.S. Military Air Force Base
4. Wichita Public Schools	5,516 employees	Public School Dist
5. State of Kansas	4,373 employees	Higher Education & Govt
6. Via Christi Health	3,856 employees	Health Care
7. City of Wichita	3,255 employees	Municipal Gov't
8. Koch Industries, Inc.	3,200 employees	Manufacturing & Energy
9. U.S. Government	2,738 employees	Federal Gov't
10. Sedgwick County	2,496 employees	County Government



WICHITA, KS WORKFORCE

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack – affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live among cities that are fun, vibrant and affordable.

- Major universities educating future workforces: University of Kansas, Kansas State University, Wichita State University, Fort Hays State University, Pittsburg State University, Emporia State University, Washburn University and 26 community and technical colleges statewide.
- Kansas industrial training (KIT) assistance: companies creating new jobs may qualify to offset the cost of training.
- Kansas industrial retraining (KIR): direct financial assistance program to retrain a Kansas company's existing workforce on new technology or production activities. manufacturing, distribution or regional/national service facilities may qualify.
- Kansas manufacturing accounts for 17.7% of the Wichita Metro Area employment, double the national percentage of 8.7% (Federal Bureau of Labor).

FOR MORE INFORMATION

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