

MANHATTAN BUSINESS PARK

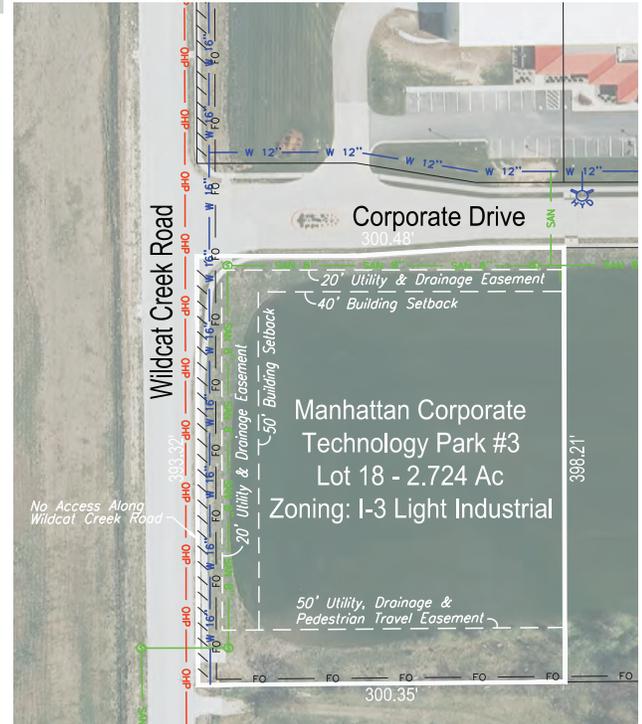
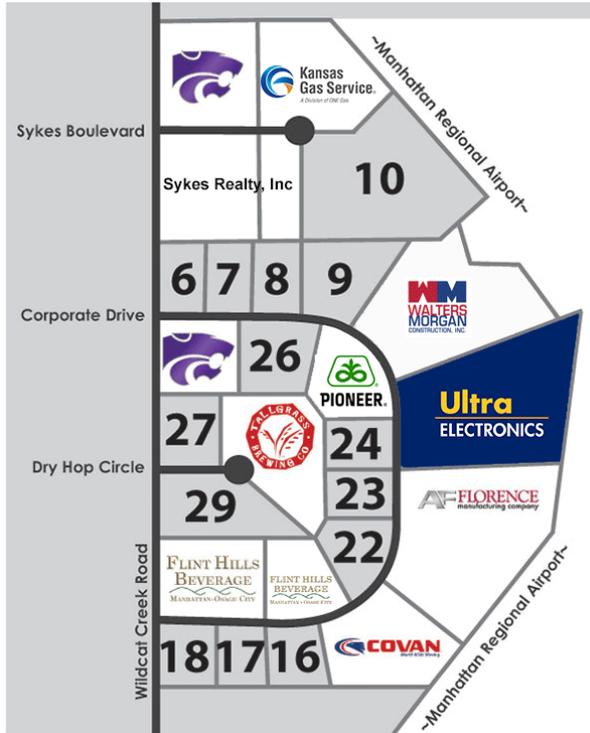
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 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



LOT 18

LotSize: 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

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|------------------------|--------------------------------|
| Total Mill Rate | 148.558 Mills |
| Assessment Rate | 25% |
| Specials | \$4,759.69/Year (Expires 2020) |
| Sales Tax Rate | 8.95% |

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 |

GEOTECHNIC 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 |