

# 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 . Jason Smith. John Pagen . Trent Armbrust  
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



## #2 Best Place to Live In America

Livability.com (2018)



## One of the "Ten Best College Towns in America"

American Institute for Economic Research (2017)



## #1 Best Town-Gown Relations (City & Kansas State University)

Princeton Review (2017)

### MANHATTAN REGIONAL AIRPORT

#### COMMERCIAL SERVICES

Chicago and Dallas



#### GENERAL AVIATION

Full Service FBO



### CITY OF MANHATTAN

#### STATS

	2018
Median Age	24.9
% of High School Graduates	95.9%
% of College Graduates	51.7%
Median Home Value	\$193,900
Mean Travel Time to Work	15.8 Minutes

### CITY OF MANHATTAN

#### POPULATION

	2010	2018	% CHANGE
Manhattan	52,281	54,959	5.1%
Manhattan MSA*	93,293	97,980	5.0%

\* Metropolitan Statistical Area (MSA) includes Riley and Pottawatomie Counties

### JUST A SHORT DISTANCE TO:

KANSAS CITY  
< 2 Hours

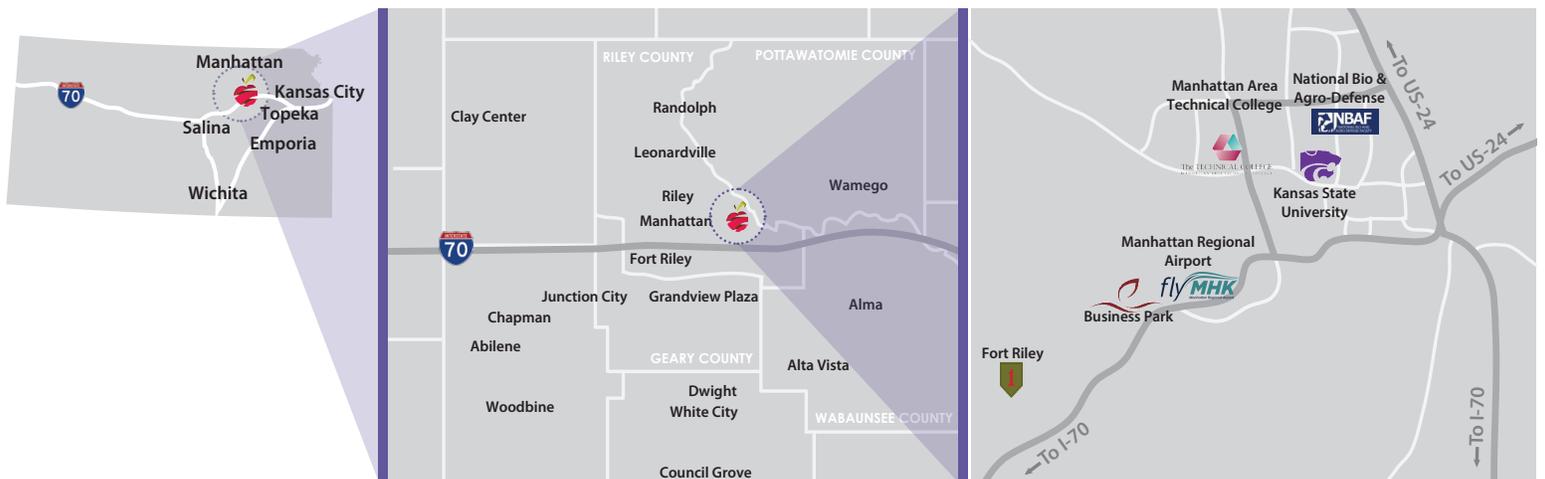
WICHITA  
2 Hours

TOPEKA  
50 Minutes

LINCOLN, NE  
2.5 Hours

OKLAHOMA CITY, OK  
4 Hours

DENVER, CO  
7 Hours



# MANHATTAN BUSINESS PARK

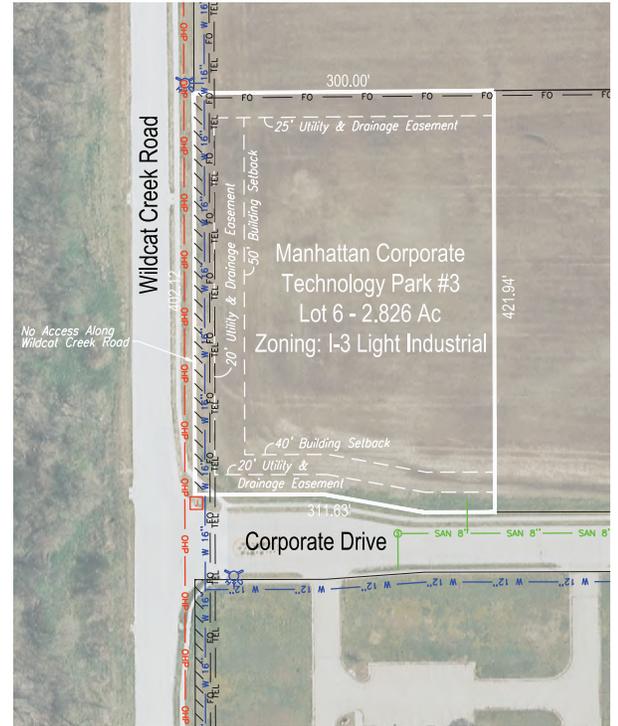
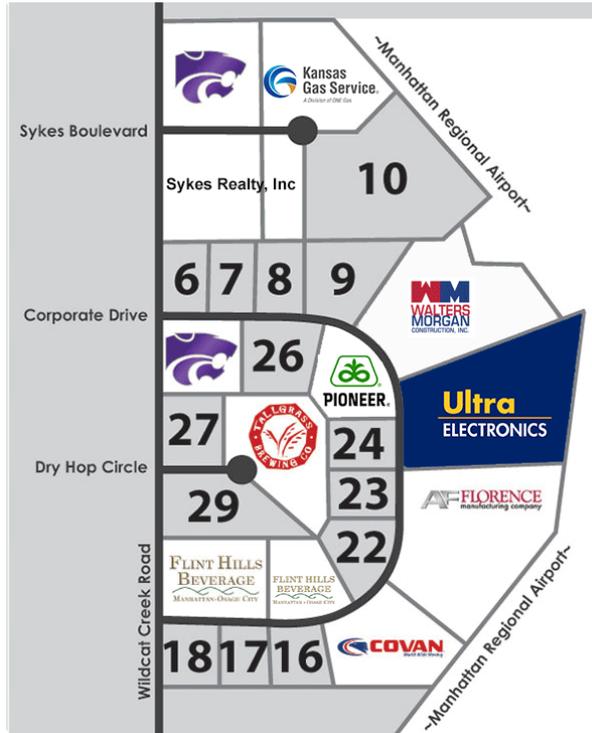
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## LOT 6

Lot Size: 2.826 Acres

5983 Corporate Drive  
 Manhattan, KS 66503



### SITE DESCRIPTION

<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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,938.13/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### 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 INFORMATION

<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

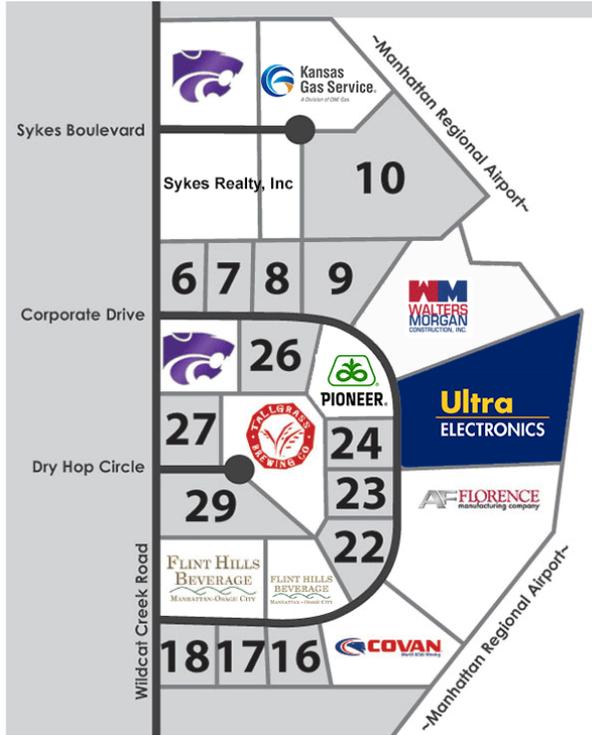
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**LOT 7**  
 LotSize: 2.815 Acres

5979 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,919.48/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

## 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

## GEOTECHNIC 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, Recomposition and Proofrolling)
<b>Water Table Depth</b>	9 Feet +/-
<b>Phase I Environmental</b>	Completed Dec. 16, 1996

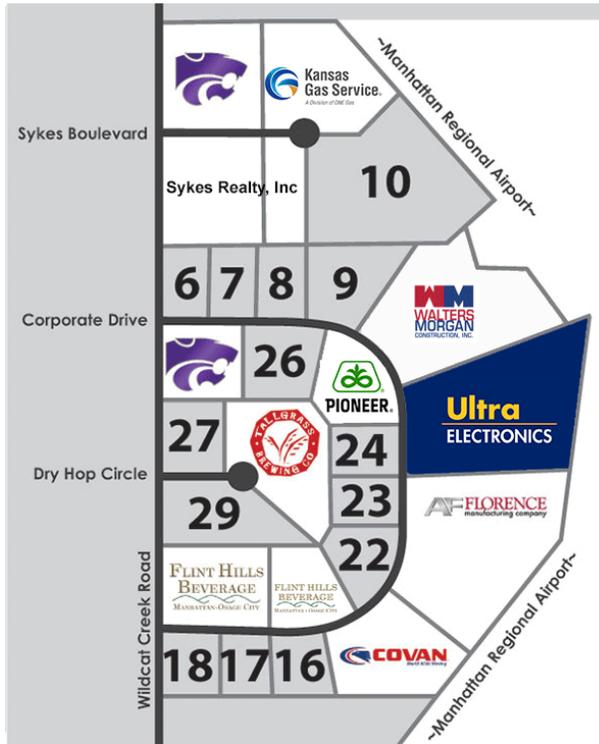
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**LOT 8**  
 LotSize: 2.882 Acres

5975 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$5,035.72/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

## PROPERTY AND AREA INFORMATION

<b>Approximate Max Building Size</b>	57,000 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

## GEOTECHNIC 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, Recomposition and Proofrolling)
<b>Water Table Depth</b>	9 Feet +/-
<b>Phase I Environmental</b>	Completed Dec. 16, 1996



# MANHATTAN BUSINESS PARK

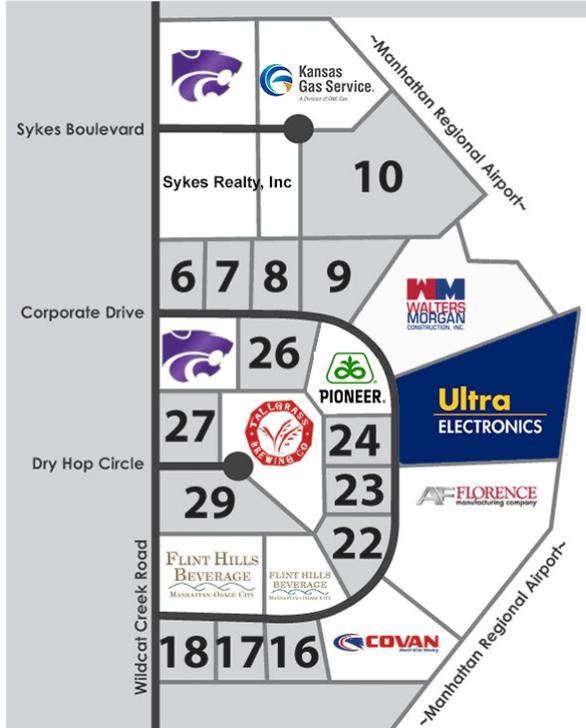
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## LOT 10

LotSize: 15.37 Acres

0000 Executive Court  
 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$6,501.05/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### PROPERTY AND AREA INFORMATION

<b>Approximate Max Building Size</b>	250,000 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

# MANHATTAN BUSINESS PARK

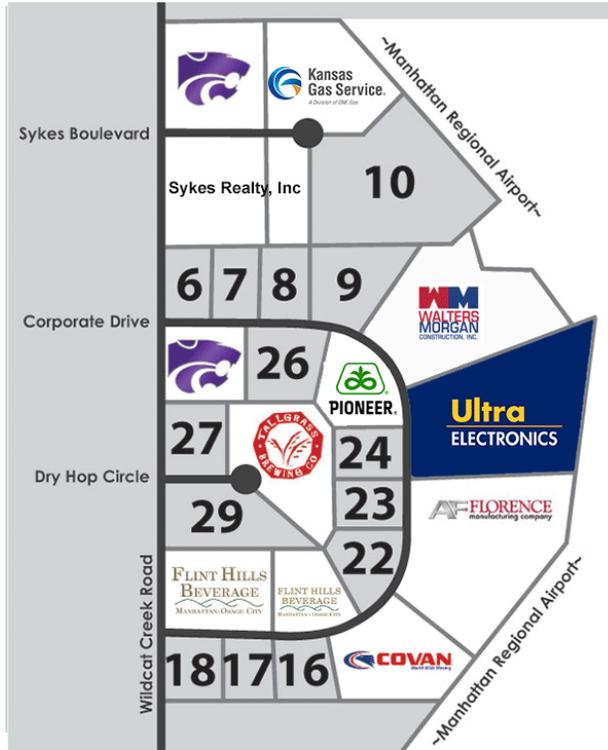
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## LOT 16

LotSize: 3.07Acres

5919 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$5,365.71/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### PROPERTY AND AREA DESCRIPTION

<b>Approximate Max Building Size</b>	60,000 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

### GEOTECHNIC 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, Recomposition and Proofrolling)
<b>Water Table Depth</b>	9 Feet +/-
<b>Phase I Environmental</b>	Completed Dec. 16, 1996

# MANHATTAN BUSINESS PARK

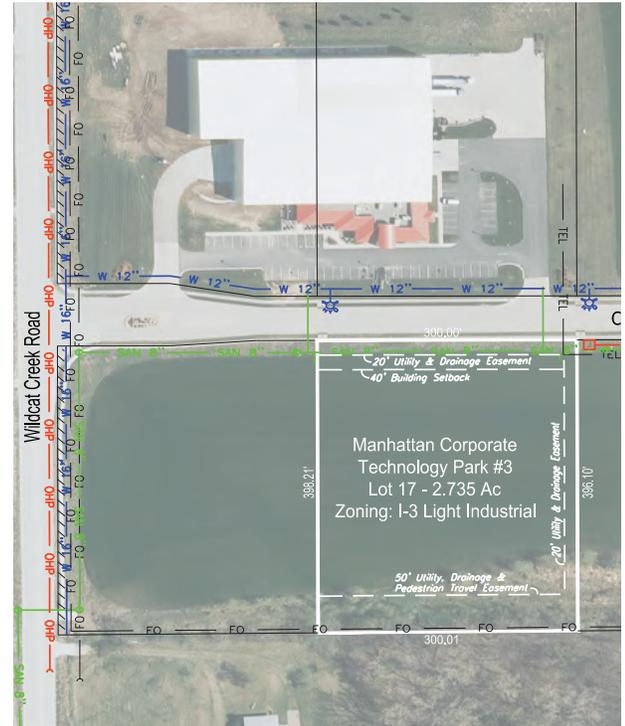
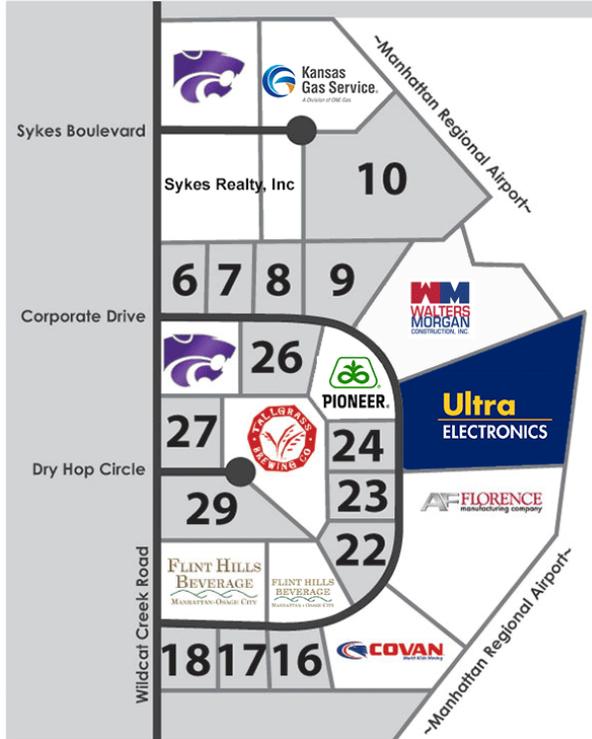
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## LOT 17

Lot Size: 2.735 Acres

5911 Corporate Drive  
 Manhattan, KS 66503



### SITE DESCRIPTION

<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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,780.19/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### 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

# MANHATTAN BUSINESS PARK

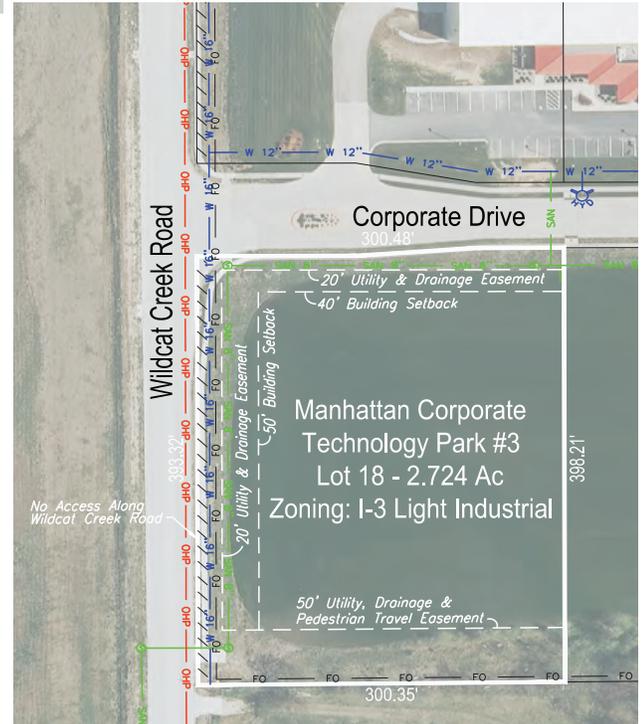
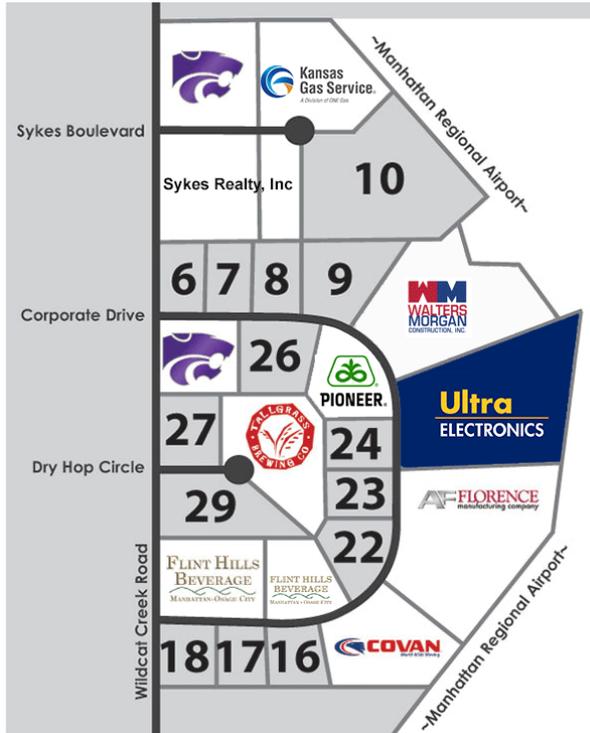
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## LOT 18

LotSize: 2.724 Acres

5901 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,759.69/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### PROPERTY AND AREA DESCRIPTION

<b>Approximate Max Building Size</b>	54,000 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

### GEOTECHNIC 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, Recomposition and Proofrolling)
<b>Water Table Depth</b>	9 Feet +/-
<b>Phase I Environmental</b>	Completed Dec. 16, 1996

# MANHATTAN BUSINESS PARK

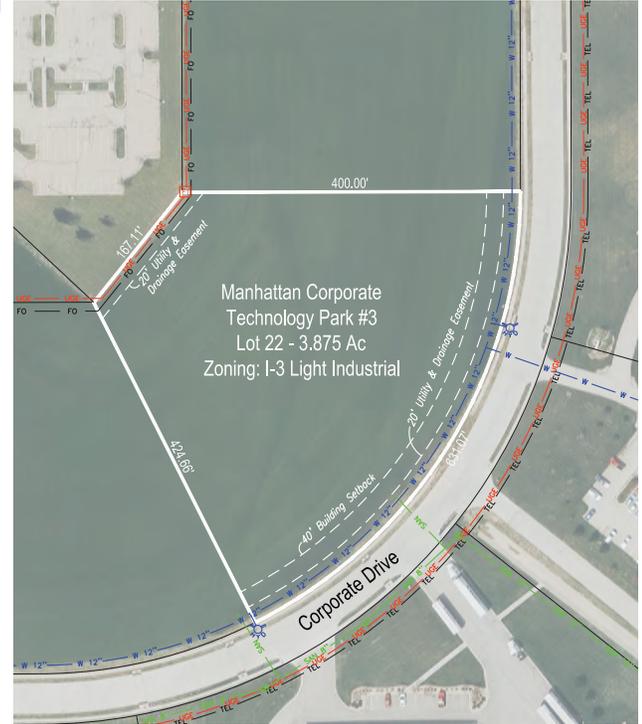
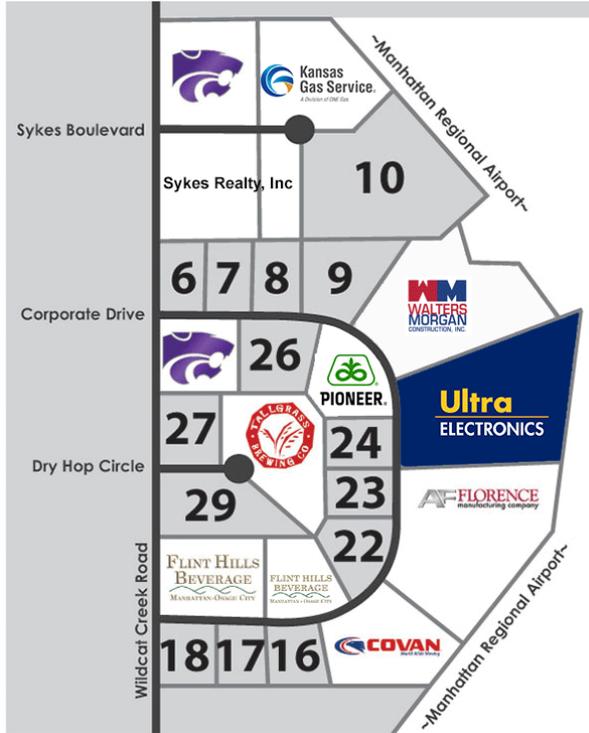
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## LOT 22

LotSize: 3.875 Acres

5930 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,646.86/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### PROPERTY AND AREA DESCRIPTION

<b>Approximate Max Building Size</b>	76,000 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

### GEOTECHNIC 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

# MANHATTAN BUSINESS PARK

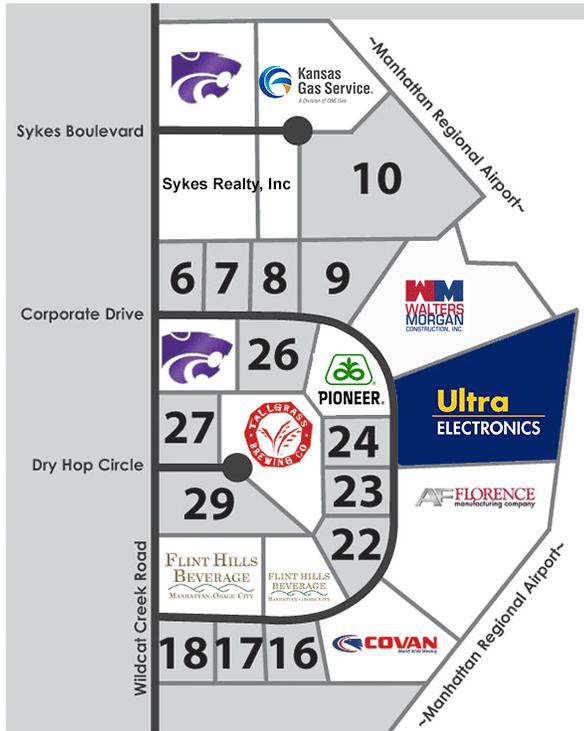
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## LOT 23

LotSize: 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>	148.558 1 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,812.42/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### 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

### GEOTECHNIC 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 Proffrolling)
<b>Water Table Depth</b>	9 Feet +/-
<b>Phase I Environmental</b>	Completed Dec. 16, 1996

# MANHATTAN BUSINESS PARK

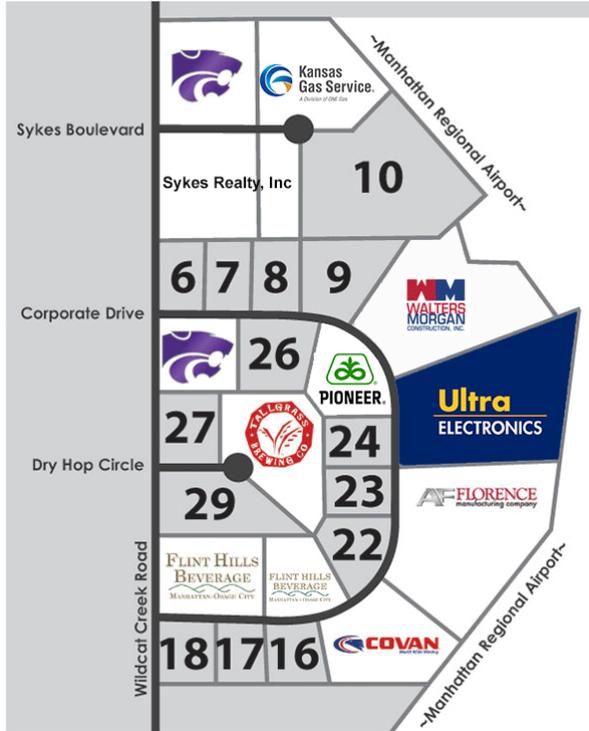
CONTACTS: Manhattan Area Chamber of Commerce . Jason Smith . John Pagen . Trent Armbrust  
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



## LOT 24

LotSize: 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 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,812.42/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### 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

# MANHATTAN BUSINESS PARK

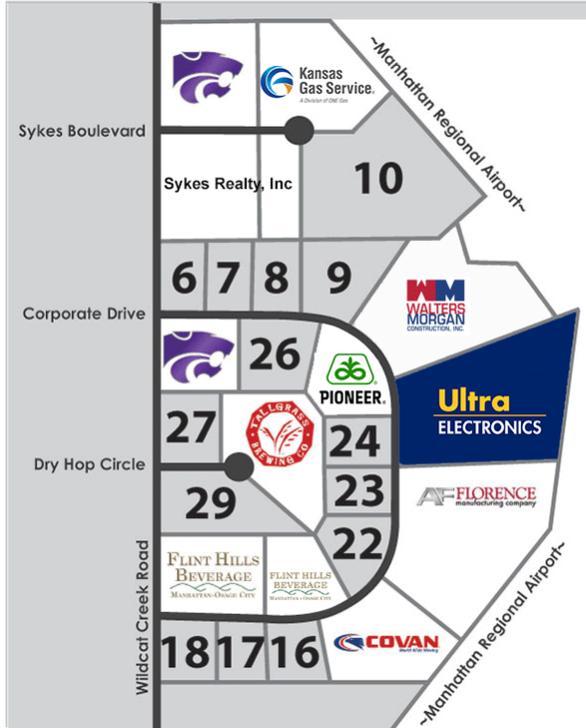
CONTACTS: Manhattan Area Chamber of Commerce . Jason Smith . John Pagen . Trent Armbrust  
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



## LOT 26

LotSize: 4.50 Acres

5970 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$7,864.47/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### PROPERTY AND AREA DESCRIPTION

<b>Approximate Max Building Size</b>	90,000 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

### GEOTECHNIC 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, Recomposition and Proofrolling)
<b>Water Table Depth</b>	9 Feet +/-
<b>Phase I Environmental</b>	Completed Dec. 16, 1996

# MANHATTAN BUSINESS PARK

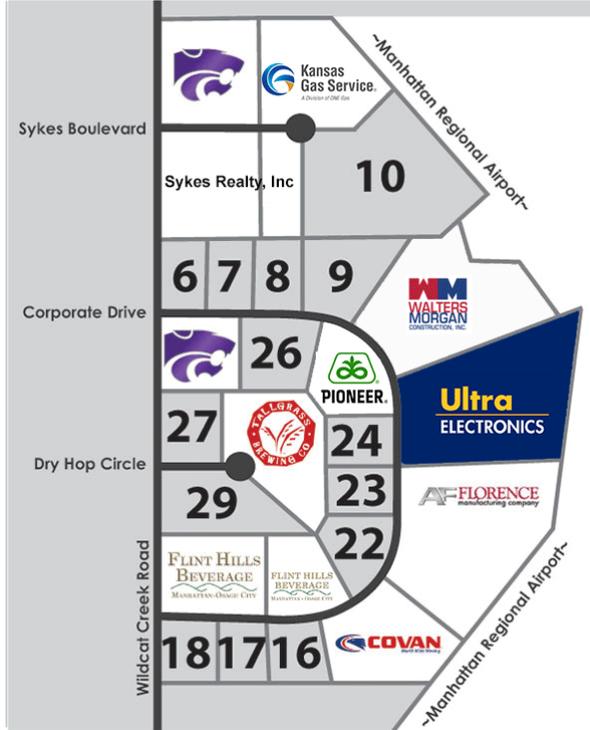
CONTACTS: Manhattan Area Chamber of Commerce . Jason Smith . John Pagen . Trent Armbrust  
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



## LOT 27

LotSize: 2.773 Acres

5970 Dry Hop Circle  
 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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$4,845.50/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### PROPERTY AND AREA DESCRIPTION

<b>Approximate Max Building Size</b>	36,000 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>	60%
<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

# MANHATTAN BUSINESS PARK

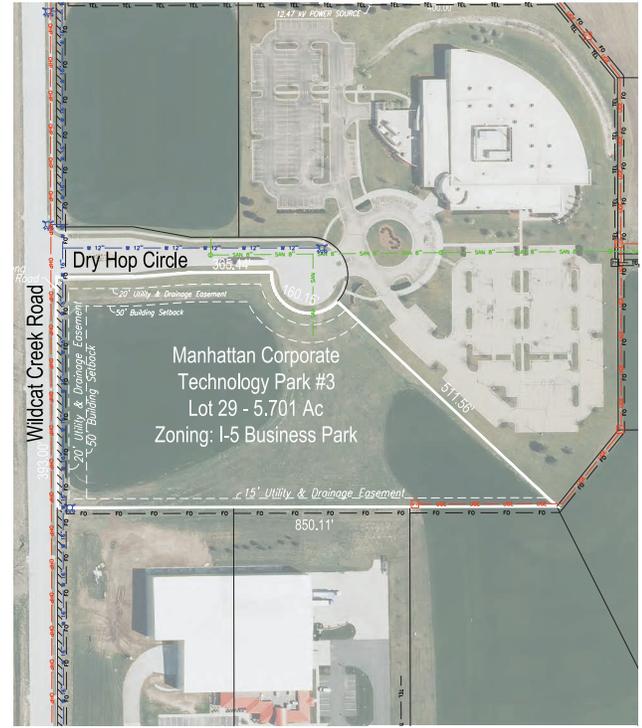
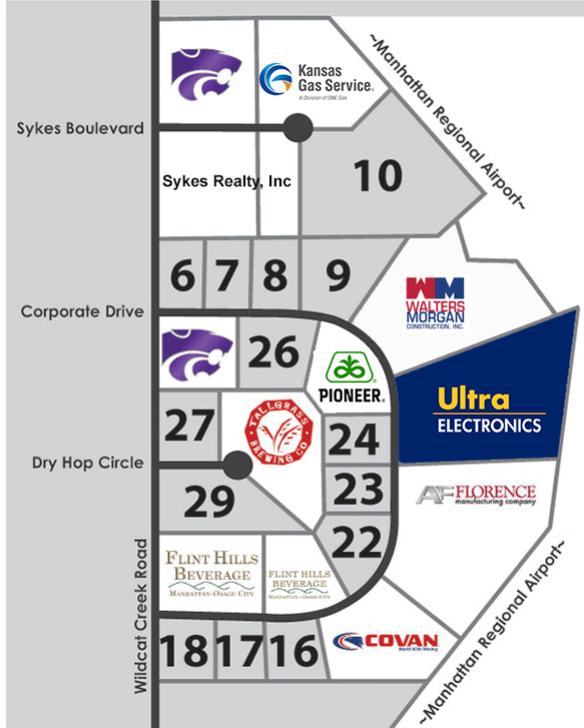
CONTACTS: Manhattan Area Chamber of Commerce . Jason Smith . John Pagen . Trent Armbrust  
 Manhattan Economic Development . 501 Poyntz Avenue, Manhattan, KS 66502 . 785.776.8829 . manhattan.org



## LOT 29

LotSize: 5.701 Acres

5971 Dry Hop Circle  
 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>	Research Facilities, State/Municipal Facilities, Professional Offices, Corporate Headquarters, Light Manufacturing
<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>	148.558 Mills
<b>Assessment Rate</b>	25%
<b>Specials</b>	\$9,963.71/Year (Expires 2020)
<b>Sales Tax Rate</b>	8.95%

### PROPERTY

<b>Approximate Max Building Size</b>	75,000 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>	60%
<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

### GEOTECHNIC 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