



Chaffin Warehouse

Available Sq. Ft: 131,132

Address:

100 Chaffin Road, Dodge City Industrial Park
Dodge City, KS 67801 (Ford)



Property and Area Description:

- *32,000 sq. ft of office space (can be separated in lease from warehouse)
- *100,000 sq. ft of warehouse expandable to 400,000 sq. ft
- *Beam & joist construction with steel sidewalls, rubber ballasted roof - not a metal prefab building
- *28-36' high suspended ceilings
- *Rack and conveyor system available
- *14 existing dock-high doors, expandable to 18; one drive-in overhead door
- *Direct access to US Highway 50, with close proximity to Highways 400/54, 283, and 56
- *Within two miles of Dodge City Regional Airport with service
- *For sale or lease

Building Details:

Total Sq. Ft: 132,000	Building Type: Warehouse & Distribution
Number of Stories:	Year Built: 1986
Ceiling Peak (ft): 28	Ceiling Eaves (ft): 0
Expandable: Yes	Can Subdivide: Unknown
Construction Type: Metal or Steel	Zoning: Industrial-Heavy
Site Size (Acres): 25.00	Within City Limits: Yes
Former Use: Discount Center Warehouse	

Transportation:

Nearest Interstate: Interstate 70	Distance (miles): 100
Nearest 4-Lane Highway: Various	Distance (miles): 0
Nearest Commercial Airport: Dodge City Airport	Distance (miles): 1
Rail Served: Yes	

Utilities:

Electric Distribution: Victory Electric
Natural Gas Distribution: Black Hills Energy
Water: City of Dodge City
Sewer: City of Dodge City

Contact:

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Offering:

Sale Price: 2,975,000
Lease Rate (Sq. Ft./Per Year): 4.5