



**30600 W 191st Street,
Gardner Twp, Kansas**

*For more
Information contact:*

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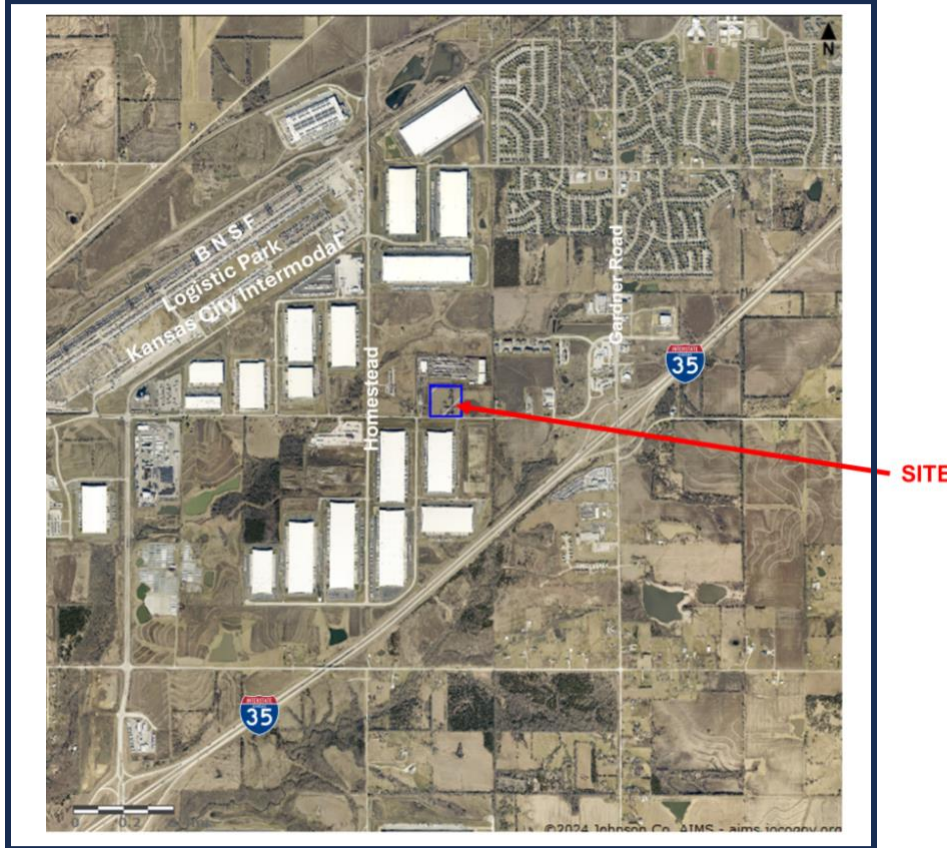
www.serronehunter.com

- Build Multi-Tenant Industrial
- Build Truck and Trailer Service Facility
- Build 145,000 square foot single tenant
- Build 1200 sf to 1500 sf Contractor Units
- Projected Zoning District: L-P (Logistics Park) District
- Sale Price: \$1,705,000

Serrone Hunter Real Estate Advisory Group

The property information furnished herein is from a source deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omissions, prior sale or lease or withdrawal without notice.





Property Information

- **Previous Uses:** Ownership indicates this property was originally a Homestead and Dairy Farm, five existing buildings remain on site.
- **Survey:** No existing survey. County records show tract 642' x 642' +/-.
- **Environmental:** No existing environmental report.
- **Zoning:** Property is in Gardner Township, Johnson County, Kansas
 - **Jurisdiction:** Edgerton, Kansas
 - **Aligning Zoning District:** L-P (Logistics Park) District – Unified Development Code, Article 5, Section 5.2
 - **Permitted Uses:** see Article 5, Section 5.2E for permitted uses.

Utility Information

- **Water:** 12" water main running along southern portion of property. Water provided by Water 7. Contact: Allan Soetaert, asoetaert@water7.com
- **Sewer:** 12" sewer main running along south side of West 191st Street. Sewer service provided by City of Edgerton, KS. To tie in, a Right-of-Way Permit required to bore under 191st Street. City of Edgerton Public Works Director, Dan Merkh, dmerkh@edgertonks.org Annexation and rezoning required to Tap into Edgerton Sewer.
- **Gas:** Provided by Kansas Gas
- **Electric:** Provided by Evergy.

Annexation/Rezoning/Plat/Plan and Building Permit

- **Annexation:** Approximately 2 weeks City of Edgerton, Kansas
- **Rezoning:** Approximately 5 weeks City of Edgerton, Kansas
- **Plat and Plan:** Approximately 7 weeks City of Edgerton, Kansas
 - Preliminary Plat, Final Plat, Final Site Plan
- **Building Permit:** 10-15 day initial review, resubmittals 5 business days.



SIOR

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Logistics Park Kansas City

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