



TIDEMANN
REAL ESTATE

HUTCHINSON MANUFACTURING

3401 E. 4th, Hutchinson, KS 67501



FOR SALE : \$1,500,000.00

37.9± ACRES SITE SIZE	332,779.59 SF PER SURVEY BUILDING SIZE
1965, 1966, 1973, 1975, 2011 YEAR BUILT	I-3 (HEAVY INDUSTRIAL) ZONING

PROPERTY HIGHLIGHTS

- Manufacturing facility available for purchase.
- Located in Hutchinson, Reno County, Kansas.
- Roof repairs performed in 2024/2025.
- Former rail spur (BNSF) can be installed.
- Convenient access to K-96 via Yoder Rd.

TOTAL AVAILABLE SPACE:

332,779.59 SF

CONSTRUCTION:

Stud, Steel

COLUMN SPACING:

40'x60'

POWER:

480V, 3-Phase

CEILING HEIGHT:

Approx. 18' (Main) - 24'
(Heat Treat)

SPRINKLED:

Wet (Portions)

DOCK DOORS:

5

OVERHEAD DOORS:

16

PARKING:

199 ± Spaces

2024 TAXES:

Generals: \$33,587.92
Specials: \$1,020.00



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

BRADLEY TIDEMANN, SIOR
316-650-8853 | Bradley@TidemannRE.com



TIDEMANN
REAL ESTATE

HUTCHINSON MANUFACTURING

3401 E. 4th, Hutchinson, KS 67501

PHOTOS



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

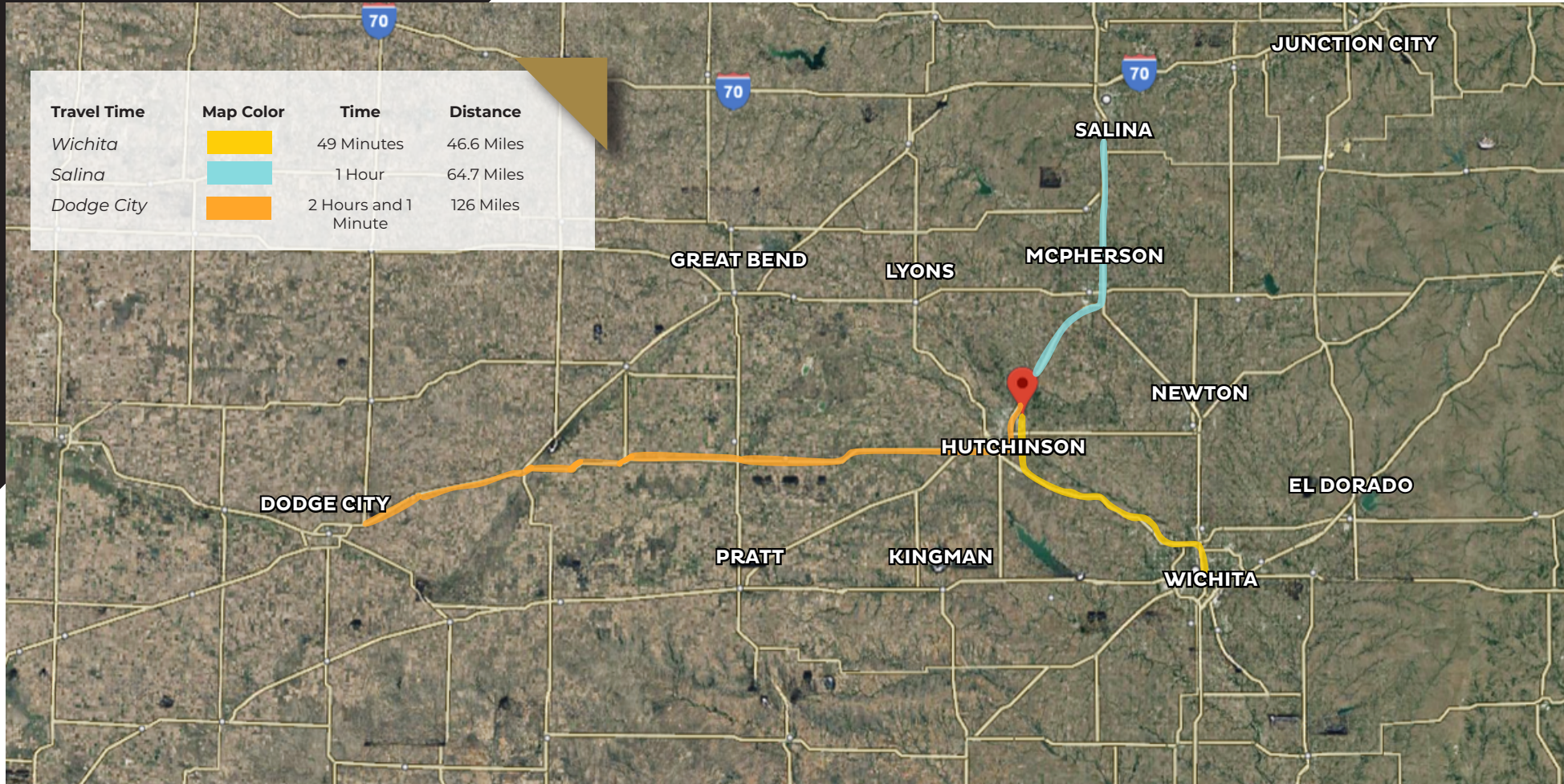
BRADLEY TIDEMANN, SIOR
316-650-8853 | bradleyt@tidemannre.com



TIDEMANN
REAL ESTATE

HUTCHINSON MANUFACTURING

3401 E. 4th, Hutchinson, KS 67501



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

BRADLEY TIDEMANN, SIOR
316-650-8853 | bradleyt@tidemannre.com



TIDEMANN
REAL ESTATE

HUTCHINSON MANUFACTURING

3401 E. 4th, Hutchinson, KS 67501



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	785	17,200	43,207
Avg. HH Income	\$83,415	\$70,735	\$76,767
Median Age	41.3	37.8	39.0
Traffic Counts	4th & Airport Rd. Approx. 13,345 VPD		

All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

BRADLEY TIDEMANN, SIOR
316-650-8853 | bradleyt@tidemannre.com