

AVAILABLE 1/1/2027



FOR LEASE
2412 N US HWY 169

405,379 SF
COFFEYVILLE, KS



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**CONVENIENT
ACCESS TO STATE
HWY 169, 166, I-35,
I-70, & I-40**



**DIRECT RAIL SERVICE
TO PORT OF CATOOSA**



**71 MILES FROM
TULSA INT'L AIRPORT**



**5,615 SF OF BREAK
AREA & LOCKER
ROOMS**



**405,379 SF
AVAILABLE
1/1/2027**



PROPERTY DETAILS

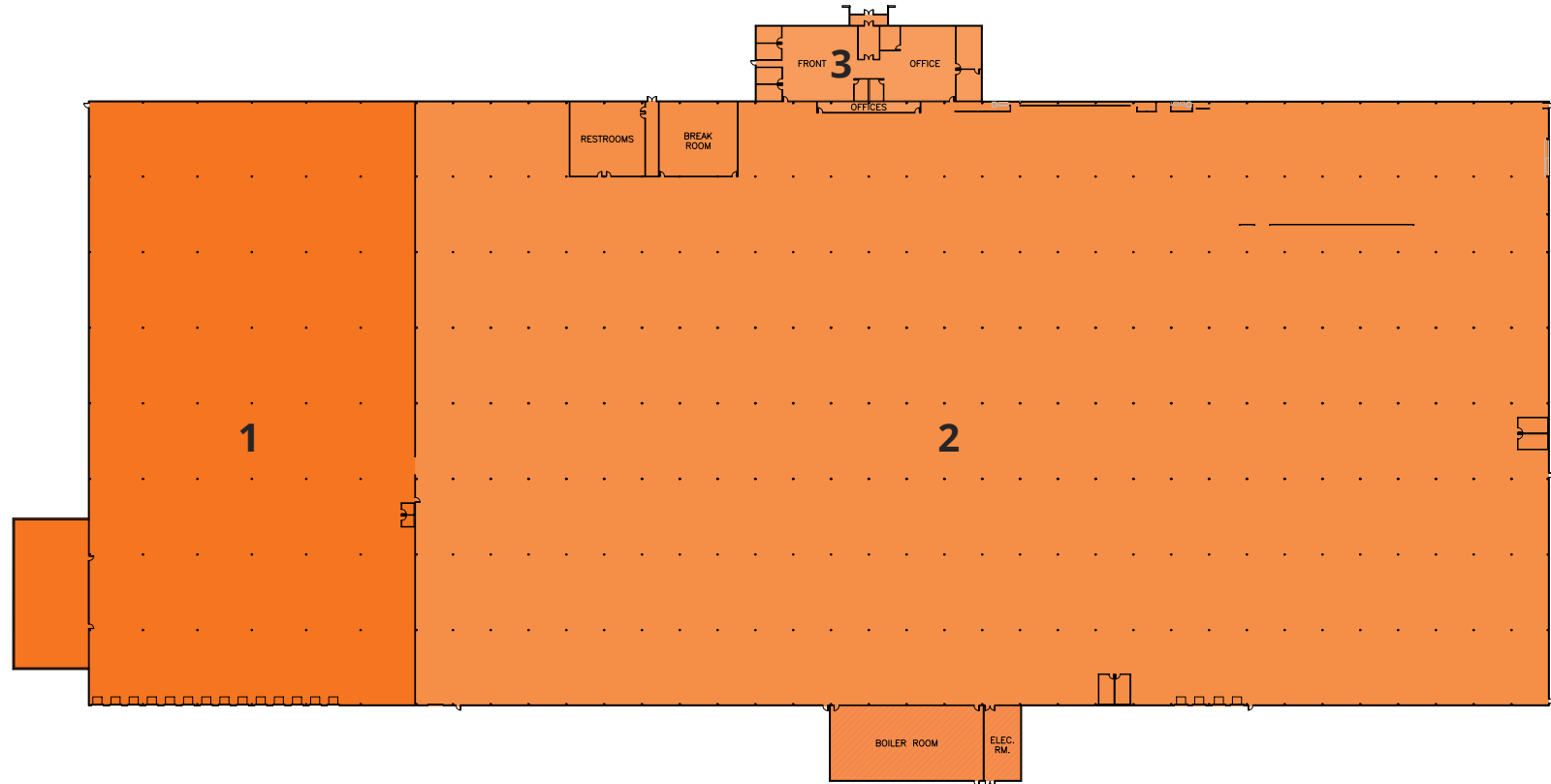
2412 N US HIGHWAY 169 | COFFEYVILLE, KS

AVAILABLE SPACE	405,379 SF (Available 1/1/2027)
FLOORS	1
DOCK DOORS	18
DRIVE-IN DOORS	3
RAIL DOORS	3
CLEAR HEIGHT	22' - 42' 6"
COLUMN WIDTH/DEPTH	25' x 50' & 36' x 50'
ROOF	Insulated Metal
WALLS	Concrete & Insulated Metal
FLOORS	5" P.T. Slab Floor
YEAR BUILT	1995
FIRE SUPPRESSION	Wet Sprinkler System
LIGHTING	Versa Light System
POWER	12,500 Volt Power Stepped to 277/480v, 3-Phase
PARKING	283 Surface Spots
LAND AREA	30.08 Acres
ZONING	Industrial
PARCEL ID	204-18-0-00-01-010.03-0
RAIL ACCESS	SKOL/WATCO

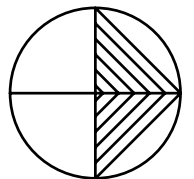


FLOOR PLAN

2412 N US HIGHWAY 169 | COFFEYVILLE, KS



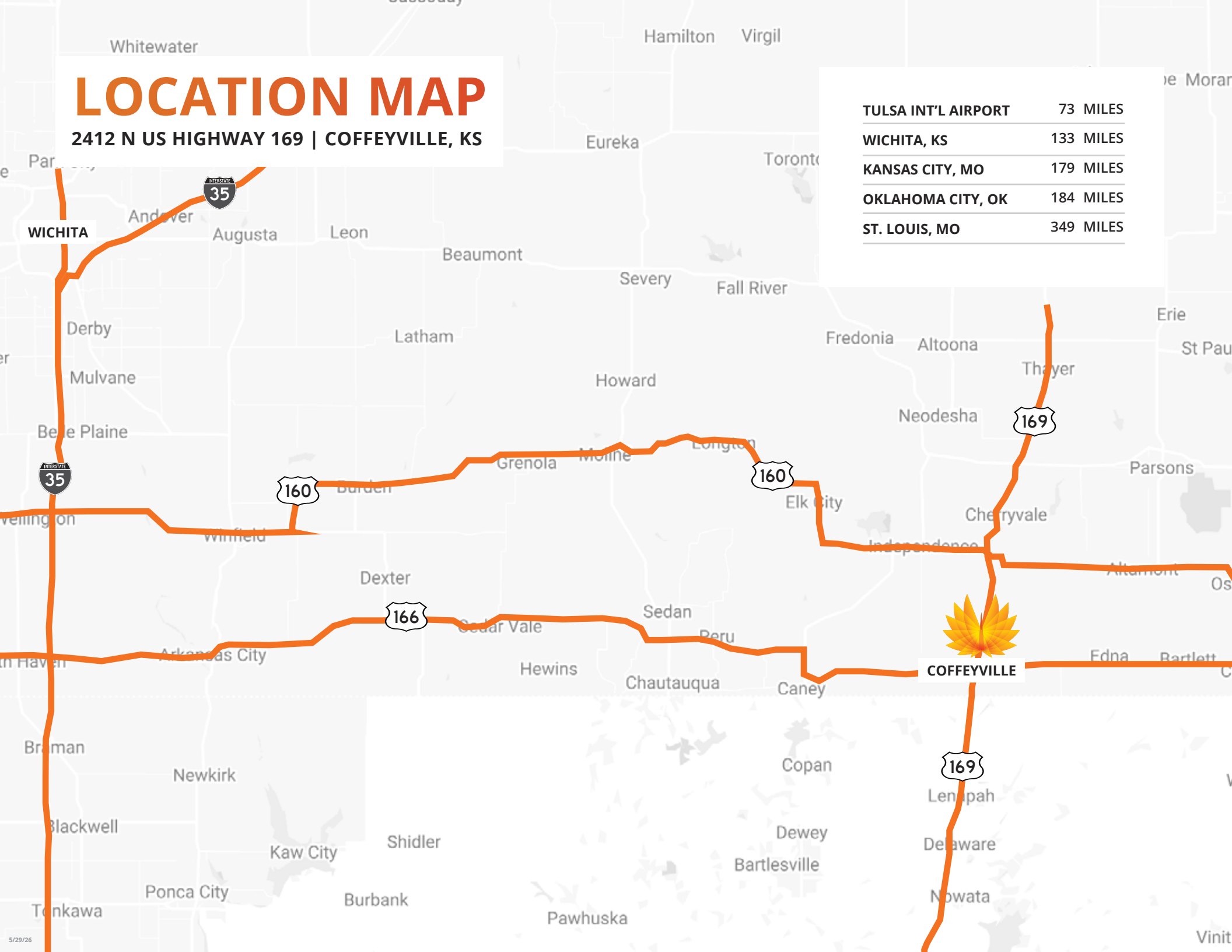
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCK DOORS	SQUARE FEET
1	WAREHOUSE	PEAK: 42' 6" EAVE: 32'11"	36' x 50'	14	91,400 SF
2	WAREHOUSE	PEAK: 40' 6" EAVE: 22'	25' x 50'	4	305,737 SF
3	OFFICE	DROP CEILING	N/A	N/A	8,242 SF
TOTAL					405,379 SF



LOCATION MAP

2412 N US HIGHWAY 169 | COFFEYVILLE, KS

TULSA INT'L AIRPORT	73 MILES
WICHITA, KS	133 MILES
KANSAS CITY, MO	179 MILES
OKLAHOMA CITY, OK	184 MILES
ST. LOUIS, MO	349 MILES



COFFEYVILLE