



PROPOSED
425,000 SF
FACILITY A

FOR LEASE

2654 N US HIGHWAY 169

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425,000 SF

COFFEYVILLE, KS (BTS)



PHOENIX

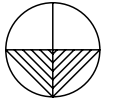
INVESTORS

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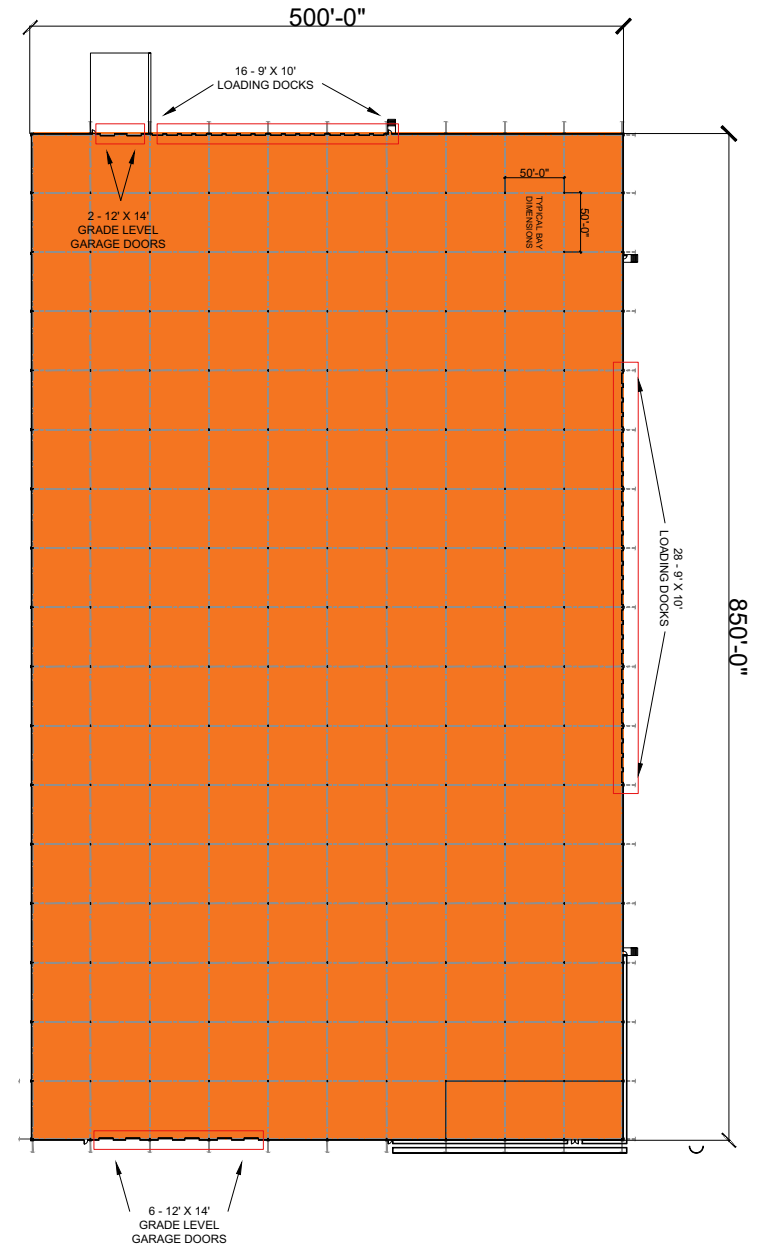
PROPERTY DETAILS

2654 N US HIGHWAY 169 | COFFEYVILLE, KS



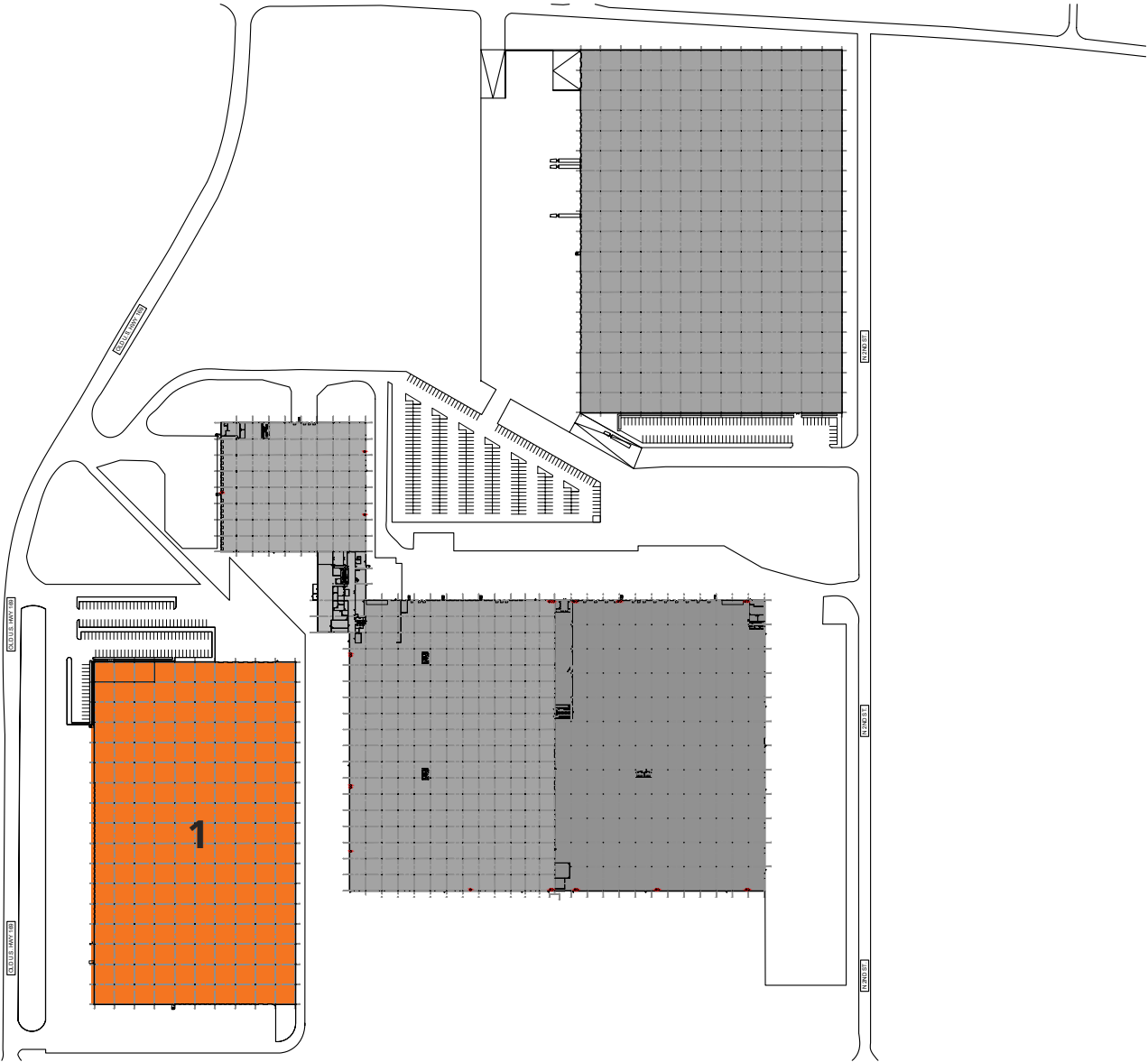
BUILDING SIZE	425,000 SF
AVAILABLE SPACE	425,000 SF
MINIMUM DIVISIBLE	50,000 SF
OFFICE SPACE	Available Upon Tenant Request
FLOORS	1
DOCK DOORS	43
DRIVE-IN DOORS	8
CLEAR HEIGHT	32'
COLUMN WIDTH/DEPTH	50' x 50'
FIRE SUPPRESSION	ESFR
LIGHTING	LED
PARKING	143 Surface Spaces
PARCEL ID	063-203-07-0-00-00-002.00-0

FLOOR PLAN A



FLOOR PLAN

2654 N US HIGHWAY 169 | COFFEYVILLE, KS



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CEILING HEIGHT	SQUARE FEET
1	FACILITY A	50' x 50'	32'	425,000 SF
TOTAL				425,000 SF



LOCATION MAP

2654 N US HIGHWAY 169 | COFFEYVILLE, KS

WICHITA	135 MILES
KANSAS CITY	167 MILES
OKLAHOMA CITY	186 MILES
ST. LOUIS	351 MILES

