

# AVAILABLE 1/1/2027



**FOR LEASE**  
**2412 N US HWY 169**

**405,379 SF**  
**COFFEYVILLE, KS**

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# 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

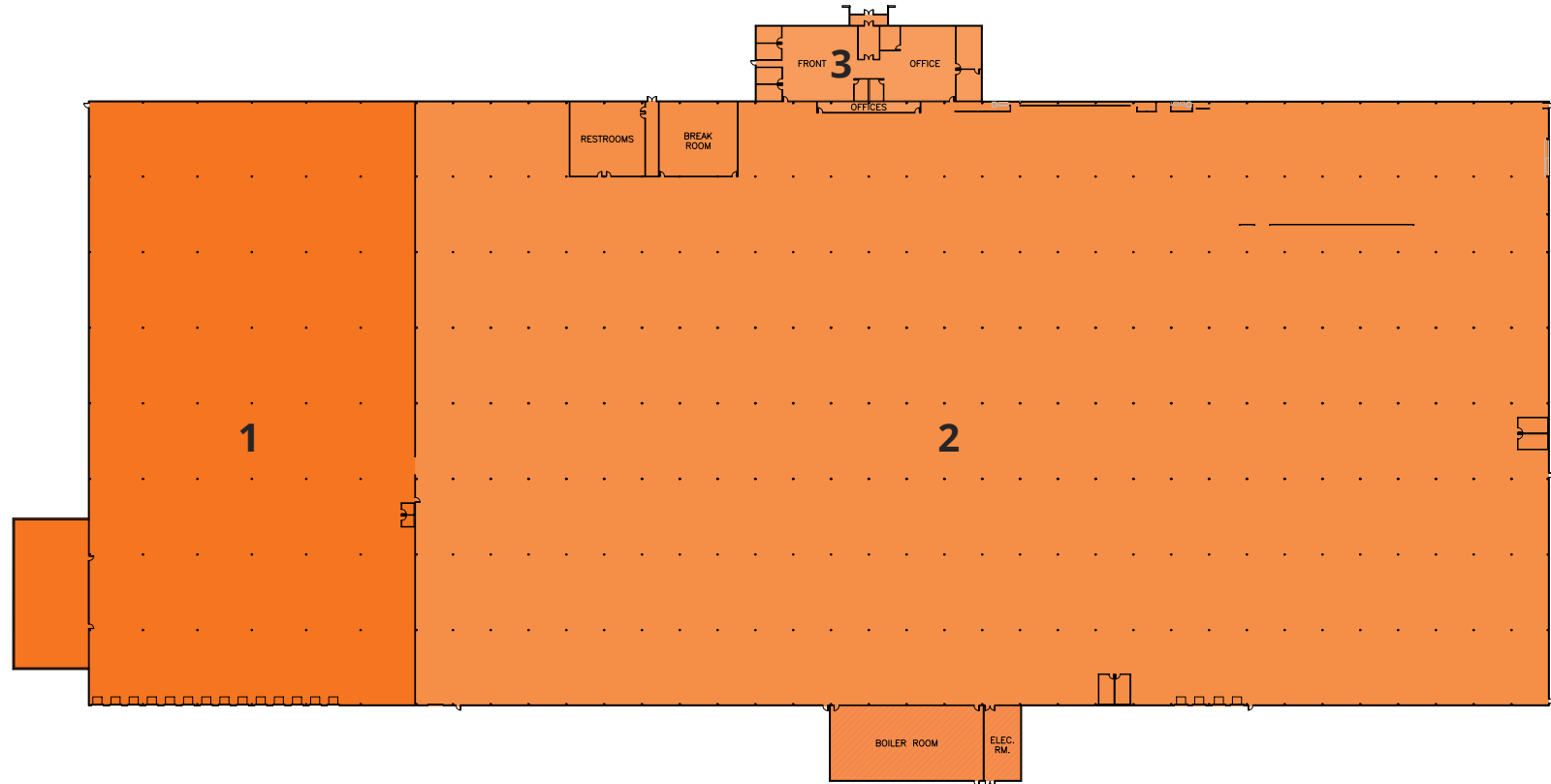
2412 N US HIGHWAY 169 | COFFEYVILLE, KS

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

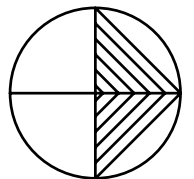


# FLOOR PLAN

2412 N US HIGHWAY 169 | COFFEYVILLE, KS



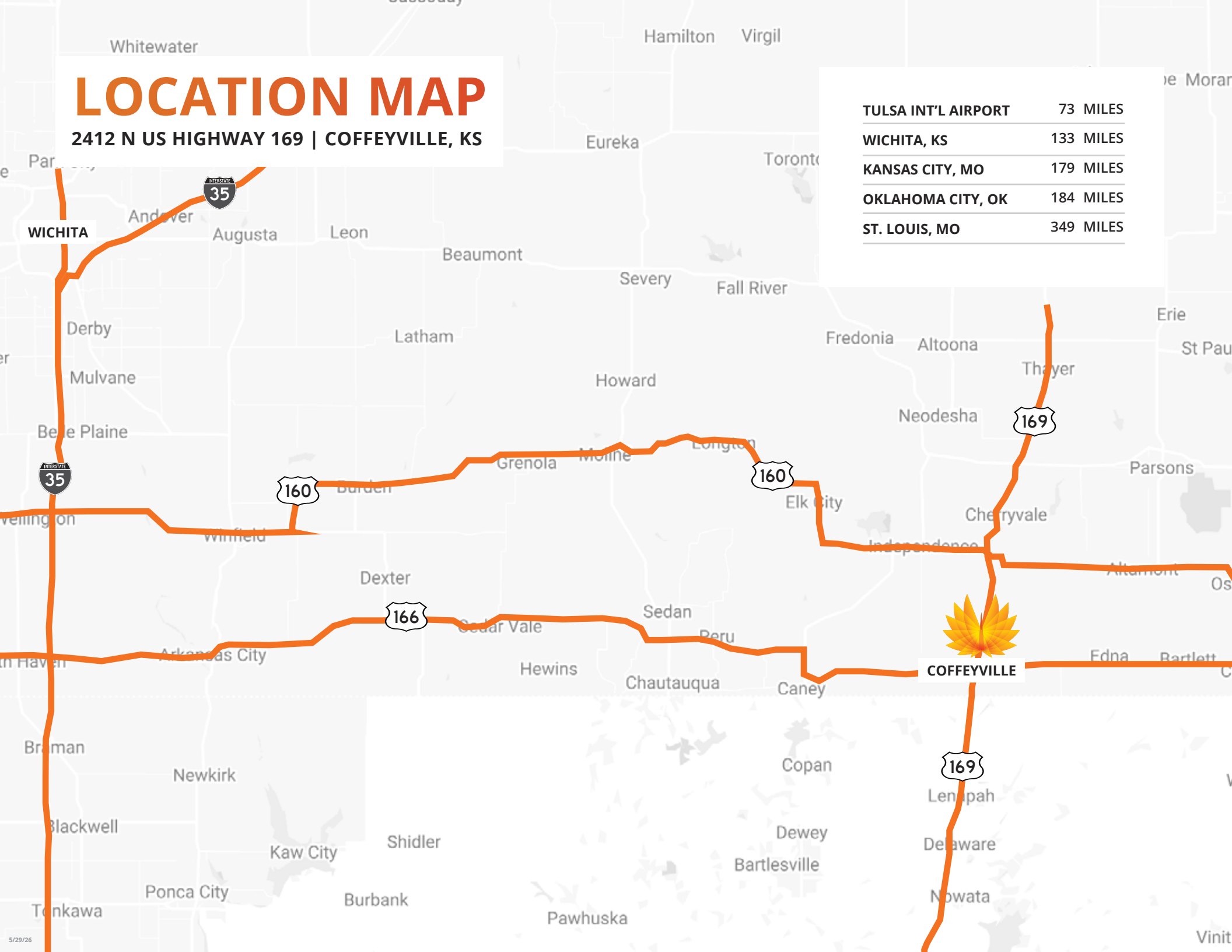
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCK DOORS	SQUARE FEET
1	WAREHOUSE	PEAK: 42' 6"   EAVE: 32' 11"	36' x 50'	14	91,400 SF
2	WAREHOUSE	PEAK: 40' 6"   EAVE: 22'	25' x 50'	4	305,737 SF
3	OFFICE	DROP CEILING	N/A	N/A	8,242 SF
<b>TOTAL</b>					<b>405,379 SF</b>



# 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