

# FOR SALE

7,800 SQ. FT. FACILITY W/3  
COMMERCIAL LOTS ON 4.53+ AC

220 US - 40, SHARON SPRINGS, KS

SUNFLOWER INDUSTRIAL PARK



•6,000 sq. ft.

**Shop/Warehouse** w/in-floor radiant heat throughout shop, two overhead doors, ideal for equipment storage, service operations, fabrication, or distribution.

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[farmandranchrealty.com](http://farmandranchrealty.com)

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•1,800 SF **Office Space**, professional reception & workspace layout, three separate private offices, updated interior finishes, two bathrooms, front landscaping w/sprinkler system and excellent frontage along Hwy 40.



**ERNY KNELSEN, Listing Agent** – 620-927-0043

**FARM & RANCH REALTY, INC.**

PO BOX 947 • COLBY, KS 67701

☎ 800-247-7863

**DONALD L. HAZLETT, Broker/Auctioneer**



*"When you list with Farm & Ranch, it's as good as SOLD!"*

