

For Sale

Crane-Served Production Plant

400 Work Tools Drive, Wamego, KS 66547

258,112 SF | 44 - 81 acres



Accelerating success.



Executive Summary

Colliers is pleased to present the opportunity to acquire this 258,112 SF crane- served production plant in Wamego, KS. The facility, currently owned by Caterpillar and employeeding roughly 300 full time employees, will be vacated by approximately Q4 2025.

Between the substantial infrastructure, including cranes, heavy power, outdoor storage, and rail access this facility offers a great opportunity for any manufacturing business looking for it's next strategic location.

Located just 15 miles from Manhattan, 45 miles from Topeka, and 1.5 hours to Kansas City, the campus sits on roughly 44 acres with an additional 37 acres of land potentially available as well. This location provides immediate access to I-70 running East and West as well as regional access to I-35 running North and South across the country.

Property Summary

Address	400 Work Tools Drive, Wamego, KS 66547
Property Type	Industrial
Square Footage	258,112 SF
Site Acreage	Main Campus: ~ 44 acres Potential Expansion Land: ~ 37 acres
Built	1974, multiple additions with latest in 2012
Clear Heights	24' - 50'
Cranes & Equipment	See page 5 for crane & equipment details
Rail	Includes leasehold rights to dedicated Union Pacific rail spur
Roof	Standing seam metal

Pricing Summary

Sale Price	\$11,500,000 (\$44.55 PSF)
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Property Aerial



Building Details

Building Name	Size (SF)	Approx. Truss Height	Floor Thickness	Drive-In Doors	Power (Amperage)	Sprinkled	Office/ Break Area	Restrooms	Year Built
Building A (Office Area)	20,428 (+8,128 L.L.)	-	-	-	600 A & 400 A	Yes	Yes/Yes	Yes	1974/2004
Building B (Small Weld)	27,720	20'-22'6"	6"	2 - (10'6"x16') 2 - (16'x16')	1200 A & 600 A	Yes (Office Only)	Yes/Yes	Yes	1974
Building C (Warehouse/ Maintenance)	18,480	18'-25'6"	6"-8"	1 - (14'6"x16') 2 - (16'x16')	1200 A & 600 A	Yes	Yes/Yes	No	1975
Building D (Second Operations)	18,480	28'6"-30'6"	6"	1 - (16'x16') 1 - (16'x18') 1 - (14'x16')	2500 A	Yes (Machining Only)	Yes/Yes	Yes	1981
Building E (First Operations)	23,840	29'6"-32'6"	8"	1 - (28'x20') 1 - (24'x16')	2500 A	No	No/No	No	1981/2012
Building F (Medium Weld)	25,100	30'6"-34'6"	8"	1 - (30'x24') 1 - (24'x20')	1200 A	No	No/Yes	Yes	1997/2005
Building G (Logistics)	11,500	24'6"-26'6"	6"	1 - (24'x18') 1 - (14'x16') 1 - (20'x18') 1 - (10'x12') 3 - (12'x12')	225 A & 600 A	Yes	Yes/Yes	Yes	1977/2000
Building H (Paint Booth)	18,200	34'6"-36'	8"-10"	1 - (20'x16') 1 - (30'x16') 2 - (12'x12') 2 - (16'x16')	2000 A	Yes	Yes/Yes	Yes	2007
Building K (Large Machining)	31,200	46'-47'5"	8"-10"	1 - (10'x12') 1 - (24'x16') 1 - (24'x20') 2 - (30'x24')	4000 A	Yes	Yes/Yes	Yes	2011
Building L (Large Weld)	42,036	49'-50'6"	12"	2 - (30'x30')	5000 A	No	No/Yes	No	2012

Crane Assets Included

Total Cranes	216
Tonnage	1/4 ton - 60 ton
Brands	Harrington, Demag, Coffing, Stahl, EMH, Budgit
Types and Count	<ul style="list-style-type: none">• Jibs: 71 - ranging from ¼ ton – 5 ton• Monorails: 61 - ranging from ½ ton – 30 ton• Bridge cranes: 80 - ranging from 2 ton – 60 ton• Gantry cranes: 4 - 2 ton

*Additional jib cranes available for negotiation

Additional Assets Included

Equipment	Nissin BP & BHP, Cincinnati FTV, Nomuras, Carosel, Air Compressors, Paint booth, Paint trolley line, Select presses
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*Additional assets available for negotiation



Property Photos



Interior Photos

Building A



Building B



Building D



Building E



Building F



Building G



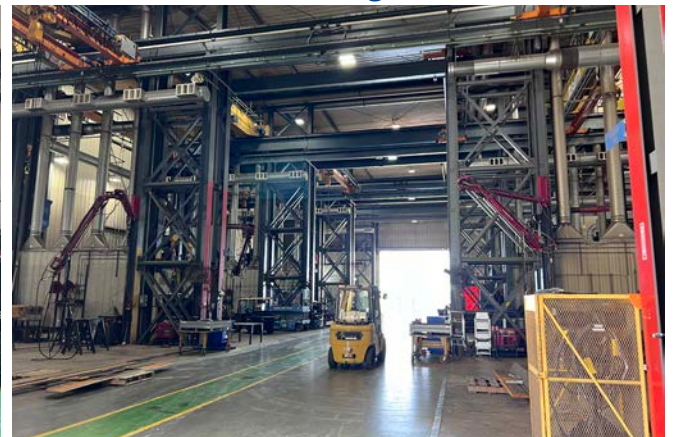
Building H



Building K



Building L



Location Overview





Market Overview

Located in the heart of the U.S., the Greater Manhattan region is an ideal hub for metal fabrication and equipment companies seeking efficient distribution channels. With seamless connections to major routes like I-70, US-24, and KS-99, as well as the newly constructed Industrial Commerce Route in Pottawatomie County, businesses can easily reach markets nationwide, all while avoiding traffic congestion. The region also boasts an exceptional quality of life. Workers can choose from a range of housing options and live just 15 minutes from work, while still enjoying convenient access to shopping, dining, and other amenities.

Area Highlights

- Pottawatomie county is a certified ACT Work Ready Community
- Regional job concentration per capita for Structural Metal Fabricators and Fitters is 4.57 times the national job concentration
- Regional job concentration per capita for Welders, Cutters, Solderers, and Brazers is 3.30 times the national job concentration
- Manhattan Tech recently opened a 10 stall welding laboratory 1 mile from Caterpillar campus

Population
75-Mile Radius

754,598

Labor Force (Age 16+)
75-Mile Radius

388,682

Median Household
Income 75-Mile Radius

\$66,447

Employees by Industry

Manufacturing and Fabrication

- Florence Corporation
- Champion Teamwear
- Manko Windows Systems
- Midwest Concrete Materials
- Parker Hannifin Corporation
- The Krusteaz Company

Construction

- Bayer Construction
- Central Mechanical
- Shilling Construction

Distribution

- SPS companies
- Evergy
- WTC

Economic & Workforce Development

- **Kansas Department of Commerce**
kansascommerce.gov
+1 785 296 3481
- **Pottawatomie County Economic Development Corporation**
ecodevo.com
+1 785 456 9776
- **Manhattan Area Chamber of Commerce**
manhattan.org
+1 785 776 8829
- **Kansas State University**
k-state.edu
- **Manhattan Area Technical College**
manhattantech.edu

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