



FOR SALE

123 AMERICAN AVE
LANSING, KS 66043

19,370 SF INDUSTRIAL WAREHOUSE BUILDING ON 3.02 ACRE LOT

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Property Information

LISTING OVERVIEW

Total Building Area	19,370 SF <i>(primary building and out buildings)</i>
Total Acreage	3.02 Acres
Year Built	1996
Zoned	Industrial
Status	Vacant
Loading Doors	1 dock-high, 3 van high & 6 drive ins
Clear Height	19'-21'
Sprinklers	Wet Sprinkler System
Heavy Power	3ph, 240V, 1,200 Amps
Pricing	\$1,000,000

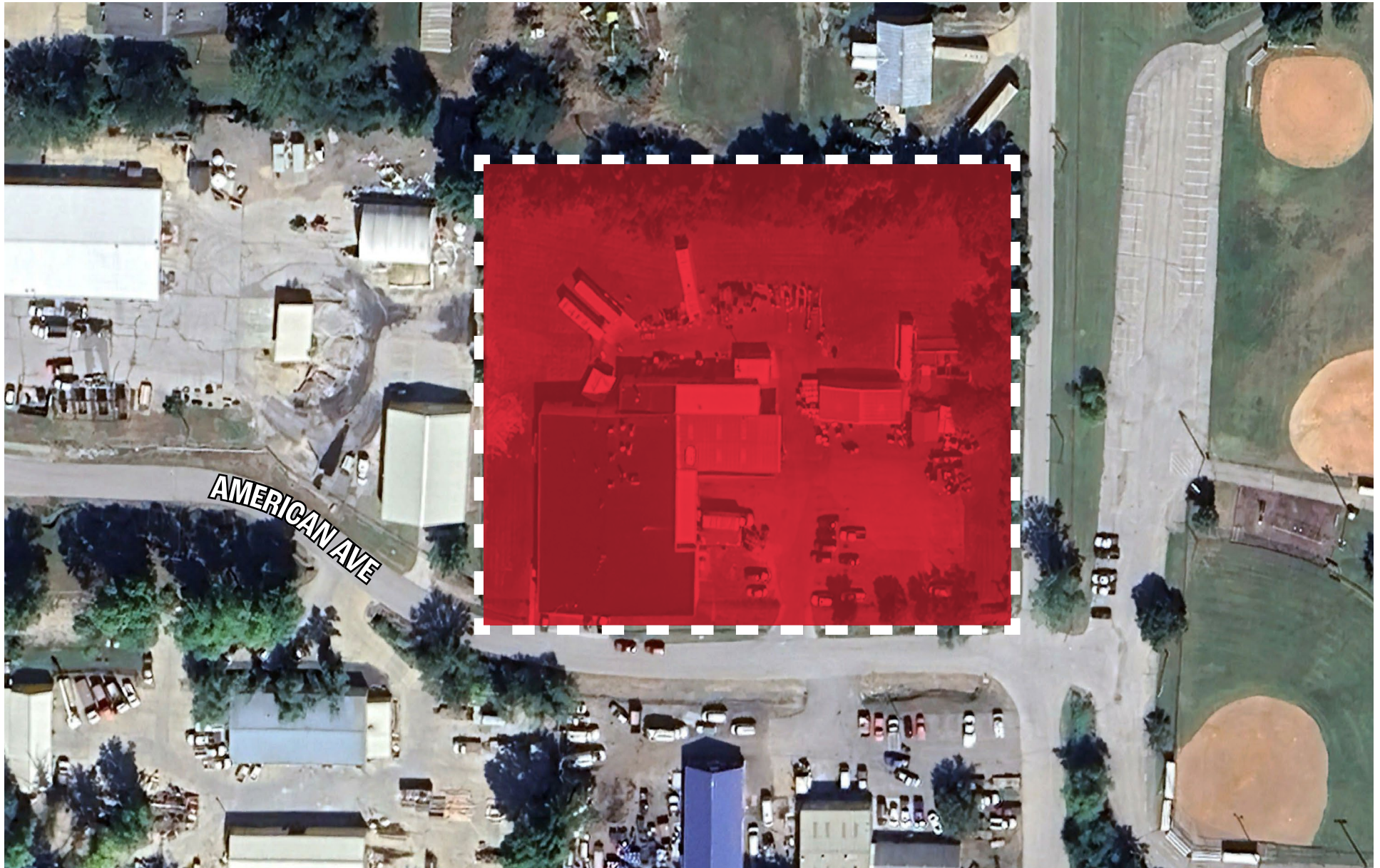
PROPERTY DESCRIPTION

The primary building, constructed in 1996, spans 19,370 square feet. It is situated on a fenced 3+ acre lot that includes additional outbuildings and a paved area providing ample parking for trucks and cars. Currently vacant, this property is ideal for an industrial owner-user or an industrial outdoor storage (IOS) investor.

The main building primarily features warehouse space, complemented by a main office area, a small back office, a breakroom, restrooms, and a mezzanine storage area.



Property Imagery



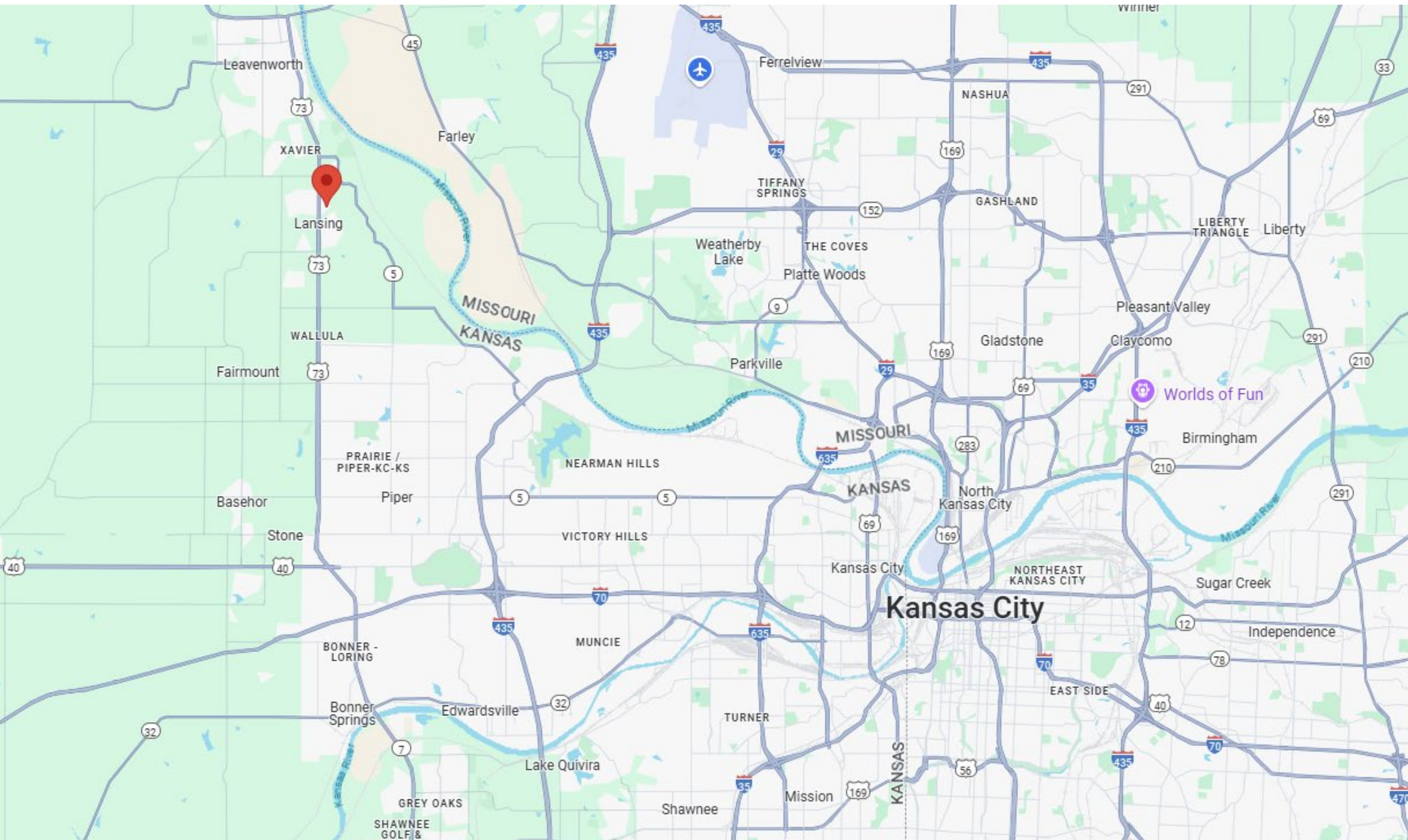
Property Imagery



Property Imagery



Regional Map



Demographics

	3 Mile	5 Mile	10 Mile
Population			
2020 Population	18,566	36,273	96,321
2024 Population	18,413	36,704	98,499
2029 Population Projection	18,854	37,731	101,731
Annual Growth 2020-2024	-0.2%	0.3%	0.6%
Annual Growth 2024-2029	0.5%	0.6%	0.7%
Households			
2020 Households	5,997	13,096	33,976
2024 Households	5,935	13,317	34,737
2029 Household Projection	6,083	13,721	35,903
Annual Growth 2020-2024	0.2%	0.7%	0.9%
Annual Growth 2024-2029	0.5%	0.6%	0.7%
Avg Household Size	2.60	2.50	2.60
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$228,002	\$209,154	\$271,512
Median Year Built	1984	1979	1988
Owner Occupied Households	3,935	8,717	23,755
Renter Occupied Households	2,148	5,004	12,147
Household Income			
< \$25,000	565	1,596	3,634
\$25,000 - 50,000	1,060	2,661	5,566
\$50,000 - 75,000	806	2,134	4,670
\$75,000 - 100,000	971	1,925	5,179
\$100,000 - 125,000	614	1,381	4,408
\$125,000 - 150,000	530	1,156	3,570
\$150,000 - 200,000	890	1,526	4,159
\$200,000+	499	939	3,553
Avg Household Income	\$107,298	\$97,275	\$110,011
Median Household Income	\$88,813	\$78,480	\$91,892

	3 Mile	5 Mile	10 Mile
Population Summary			
Age 15+	15,376	30,381	79,555
Age 20+	14,267	28,224	73,330
Age 35+	10,444	20,917	55,201
Age 55+	5,536	11,615	27,866
Age 65+	3,263	6,910	16,227
Median Age	40.20	40.80	39.50
Avg Age	40.40	40.70	39.20
Education			
Some High School, No Diploma	980	1,700	3,611
High School Graduate	3,670	7,099	16,954
Some College, No Degree	3,664	7,979	20,601
Associate Degree	778	1,883	3,769
Bachelor's Degree	2,773	5,339	15,116
Advanced Degree	1,981	3,804	11,310
Employment			
Civilian Employed	8,416	17,407	46,360
Civilian Unemployed	232	500	1,314
Civilian Non-Labor Force	6,234	11,362	27,303
U.S. Armed Forces	276	685	3,338
Housing Value			
< \$100,000	259	1,108	1,831
\$100,000 - 200,000	1,411	2,960	5,596
\$200,000 - 300,000	891	1,868	5,685
\$300,000 - 400,000	789	1,402	4,821
\$400,000 - 500,000	305	697	3,102
\$500,000 - 1,000,000	184	442	1,850
\$1,000,000+	0	1	100

Demographic data © CoStar 2026

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Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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LISTED BY



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