

Coffeyville

KANSAS

Our History Fuels Our Future

SOUTHWIRE MANUFACTURING FACILITY

2412 N US HIGHWAY 169, COFFEYVILLE, KS 67337



Square Feet
406,027

Sale Price
\$4.8 Million

Year Built
1995



BUILDING FEATURES - Former Southwire Building

Total Building Area:	406,027 SF <ul style="list-style-type: none"> • Production: 306,350 SF • Warehouse: 91,400 SF • Office: 7,500 SF • Break Area/Locker Rooms: 5,615 SF
Acreage:	30.80 total acres, adjacent land available: 45.3 acres
Car Parking:	283
Ceiling Height:	Production: 22' - 36'4" Warehouse 36' - 38'5"
Floor Thickness:	Production: 5" P.T. Slab & Warehouse: 9" P.T. Slab
Loading:	<p>Production: 4 dock doors 9' x 10' 2 drive-in doors 10' x 14' 3 rail doors</p> <p>Warehouse: 14 dock doors 8' x 10' 1 drive in door 10' x 14'</p> <p>Rail Dock Doors: 3 Rail Dock Doors 12' x 12'</p>
Dock Equipment:	Fully equipped with 25,000 lb. pit levelers
Dock Locks:	Dok Lok System
Rail Served:	South Kansas & Oklahoma Railroad (Shortline)
Fire Suppression:	Wet Sprinkler system, existing fire main, with above-ground storage tank with dual water pump systems including a diesel powered back-up pump.
Electrical:	CMLP - 12,500 Volt Power stepped to 277/480 V. 3-phase - redundant loop system. Substation serving facility on site
Water	City of Coffeyville - 8" water main with 6" service line at 69 psi to the building
Gas	ATMOS - 2" Main at 29 psi
Sewer	City of Coffeyville - 8" gravity sewer main on 2 sides of building - North & West
Data/Voice/Fiber:	T3; Fiber is available up to 16Gbps
Year Built	1995
Current Zoning	Industrial
Outside/Trailer Storage	Yes
Water/Rail/Air Transportation	Tulsa International Airport - 71 Miles Direct Rail access to Port of Catoosa - 72 Miles
Highway Access:	Less than 1 mile to US Hwy 169 59.7 Miles to Interstate 44
Sale Price:	\$4.8 Million with very motivated owners willing to negotiate



COFFEYVILLE UTILITIES

Coffeyville is a full service community with its own electric service through Coffeyville Municipal Light and Power (CMLP). Recently, CMLP was awarded the top award for service reliability and safety from the Municipal Electric Systems of Oklahoma (MESO). This building is served by its own substation, which is critical if your business expects to have a high electric demand/use. The City has also recently designed a customized utility rate structure for high demand customers that is based on the coincident peak rate. If you provide your anticipated utility needs, we can calculate a customized electric rate structure and energy efficiency recommendations to help reduce your electric bill.

The City also has a full service public service department which includes water and sewer service. Owning these utilities allows the City to have the flexibility and control to aid businesses with incentives needed for a new business relocation or local expansion project. The City also has its own Fiber Internet Utility, which serves the Southwire building.

Atmos Energy serves the Amazon building with Natural Gas, and for high demand gas users, Constellation Energy can also help support high volume use and reduce your gas bill considerably.

Economic Development Incentive Electricity

As a municipally owned Electric

Standard Economic Development
Large Power Estimated Rate Structure:

Demand Charge: ~\$12.00 per kW
Energy Charge: ~\$0.0645 per kWh

Large Power Rate Discount:

Year 1: 20.6% Discount

Year 2: 16.4% Discount

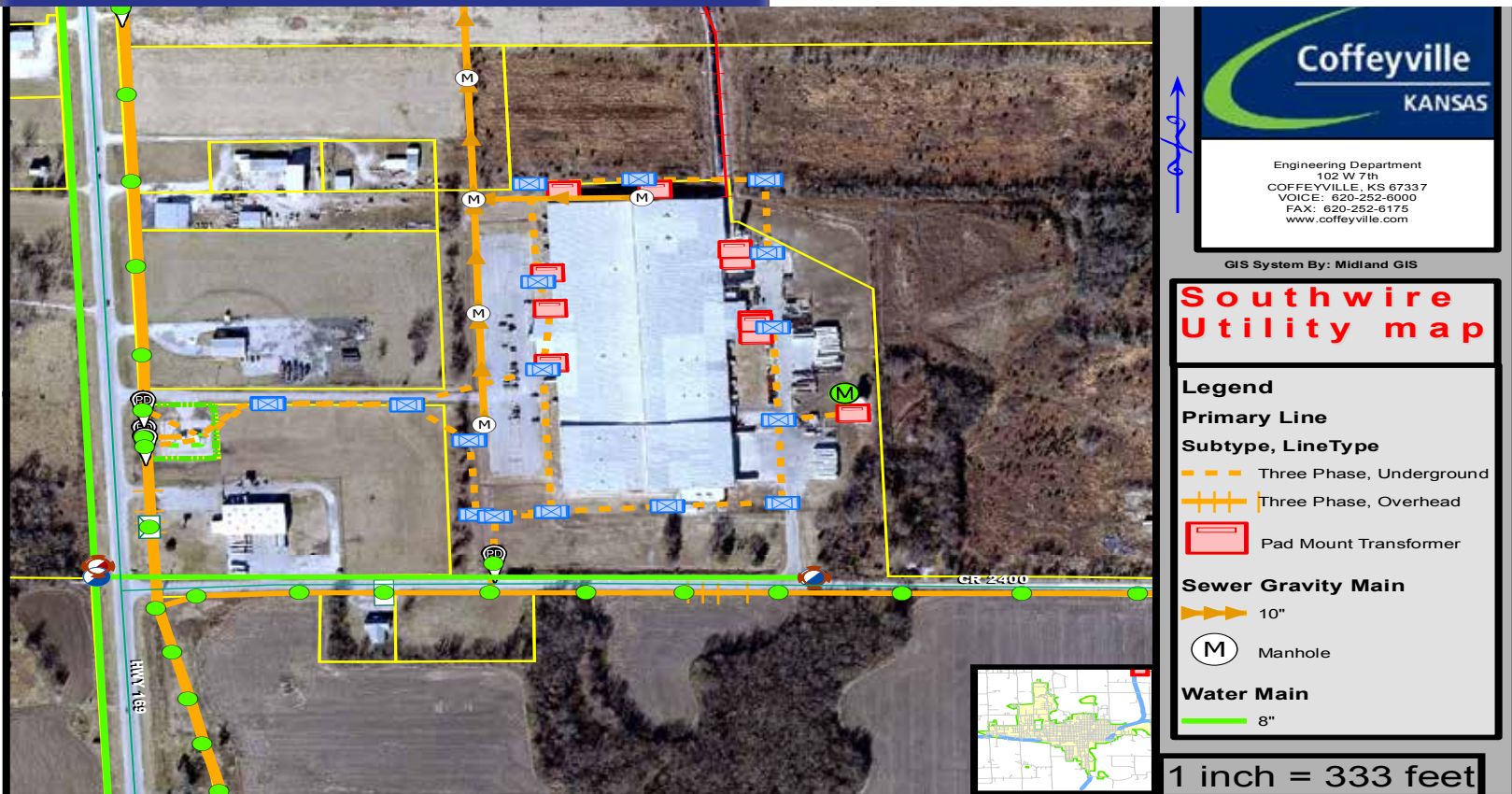
Year 3: 12.2% Discount

Year 4: 8% Discount

Year 5: 3.8% Discount

Other Economic Development incentive schedules are available depending on usage and demand.

These will be customized to your demand/use needs. We would need additional information such as load factor (Load Curve/Time of Load), hours of operation, etc. to do a customized incentive rate that might be more accurate to your business



Incentive Programs

Local Programs	Program Description
City Incentives	The City of Coffeyville will consider case-by-case business incentives to promote city residency during the hiring process and beyond for new position employees. This incentive is intended to ensure that the City of Coffeyville retains the maximum number of residents, so that both businesses and the community benefits from new employees moving to the community.
Industrial Revenue Bonds	City or County will issue IRB's, which makes the company eligible for a property and sales tax abatement.
County: Job Creation Forgivable Loan	Cash Incentives based on jobs, economic impact, and employee residency that are paid out over 5 years of the business operating in Montgomery County.

State of Kansas Economic Development Incentives

High Performance Incentive Program (HPIP)	Up to a 10% tax credit on new capital investment over first \$50,000 of investment (or \$1 Million in 5 metro counties)	Exemption from sales tax for eligible capital investment/ expenditures	Eligibility: Pay an above average wage for NAICS category; and Invest at least 2% of payroll in training
Promoting Employment Across Kansas (PEAK)	Companies retain 95% of the payroll tax of the "PEAK eligible" jobs for a period up to 10 years.	The PEAK jobs' wages must meet or exceed the county median wage	Must be creating at least five new jobs in Kansas (10 in Metro)
Machinery & Equipment Expense Deduction	Expense deduction for business machinery and equipment	The one-time deduction for each purchase of machinery and equipment	The expensing deduction program and HPIP cannot both be utilized for the same item/asset
Kansas Industrial Training (KIT) Program	Workforce training funds to help offset costs of training new employees	Maximum award per trainee is \$2,000; however, the average award is typically \$200-\$400 per trainee.	Wide range of eligible costs is allowed (i.e. instructors' salaries/fees, training curriculum/manuals)
Kansas Industrial Retraining (KIR) Program	Workforce training funds to companies to help offset costs of training existing employees	Maximum funding is 50% of total costs – requires dollar-for-dollar match from company	Avg. award (per trainee), wage requirement, health care requirement and eligible costs same as KIT
Machinery & Equipment Property Tax Exemption	Exemption of personal property taxes on machinery and equipment purchased or leased by Kansas companies	Exemption on M&E acquired or brought into the State for use in a Kansas business facility	M&E can be new or used
Utilities Sales Tax Exemption	Electricity, gas, and water consumed to run machinery and equipment which will produce, manufacture, process, mine, drill or refine personal property is exempt from state and local sales tax		
Rural Energy for America Program	REAP stands for the Rural Energy for America Program. Its purpose is to encourage small companies to become more energy efficient by updating older, inefficient facilities and equipment. The REAP program provides both grants and loan guarantees. The grants will pay for 25% of the project cost. The loans can be used to fund up to 75% of the project cost. Eligible efficiency projects can include nearly anything that reduces energy consumption and results in cost savings.		
Rural Opportunity Zones (Montgomery County is Eligible!)	By moving into a ROZ county, employees may qualify for income tax abatements or student loan repayment	Employees can receive a tax credit for Kansas income tax for five years. Individuals must move to a ROZ county, and live there for a year	Repayment of student loans up to \$15,000 in 20 percent increments for up to five years

COFFEYVILLE WORKS

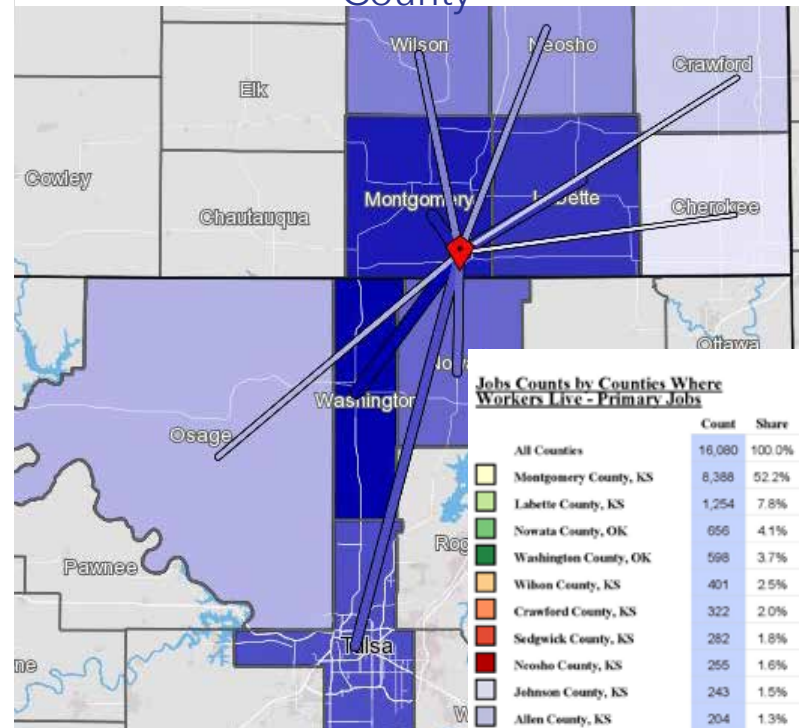
Since being founded in 1873, Coffeyville has been based in trade and industry. Over the last 141 years, companies like John Deere, ACME Foundry, Medicalodges, and CVR Refinery have called Coffeyville home due to the multi-modal transportation options available to businesses, supportive economic climate, and strong workforce available for growing companies. In fact, according to the Kansas Department of Labor, 69,348 workers are in the labor pool of the Montgomery County region that a new employer could draw from, with 3,073 unemployed, and another 13,690 that are underemployed.

The Montgomery County Labor Market contain a pool of educated and trained available labor. According to commute pattern data done by the US Census, Montgomery County is an employment hub within southeast Kansas drawing 48.8% of workers from surrounding counties.

Below is a table that demonstrates the average employment and wages for employees based upon the business information that you have provided. This should show you the average wages you can expect in this region for your labor pool, the number of employees in this region currently employed with these skills, and the number of people looking for jobs in this region with these skills.



Commuter Patterns into Montgomery County



Occupational Employment and Wage Rates

Occupation	Occupation Code	Employment	Median Wage	Experienced Wages
Sheet Metal	47-2211	3,320	19.58	25.62
Welders, Cutters, Solderers, and Brazers	51-4121	750	18.36	22.45
Tool and Die Makers	51-4111	100	15.81	20.76
Extruding and Drawing Machine Setters, Operators, and Tenders, Metal and Plastic	51,4021	700	\$18.30	\$20.08
Assemblers and Fabricators	51-2000	6,300	\$19.00	\$22.37
Foundry Mold and Coremakers	51-4071	570	\$18.09	\$20.47
Plating and Coating Machine Setters, Operators, and Tenders, Metal and Plastic	51-4193	30	\$19.28	\$22.31



Workforce Training

Montgomery County is home to two Community Colleges, both of which offer customized training programs that can help both employers and employees. The second most affordable community college in the US, Coffeyville Community College, and the innovation and business resources at the FabLab at Independence Community College, make Montgomery County higher education stand out above the rest.

Employers in Montgomery County can take advantage of customized training opportunities for their new employees at both schools. The Colleges work diligently to support the educational growth of our labor force, and work with local employers to establish the innovative training programs that local employers need to improve the skills of their employees. Staff from CCC & ICC will work directly with companies to identify their specific training and/or testing needs. Training courses may be arranged on campus, or can be conducted on-site at the company location.

Montgomery County Employees have a wide range of skills including:

- Furniture Manufacturing
- Assembly & Fabrication
- Distribution & Packing
- Information Technology
- Chemical & Biological Sciences
- Aerospace Tooling & Repair
- Ironworks
- Quality Control
- Machine Tooling
- Machining
- Welding
- Metal Fabrication
- Welding, Smelting,



Area Workforce Statistics

County	Population (2010 Census)	Workforce	Unemployment Rate	Average Weekly Wage	Available Workforce
Chautauqua, KS	3,669	1,487	5.5%	\$644	82
Elk, KS	2,882	1,206	3.4%	\$494	41
Labette, KS	21,607	10,141	5.2%	\$603	532
Montgomery, KS	35,471	15,163	5.9%	\$590	897
Neosho, KS	16,512	6,499	6.7%	\$598	404
Wilson, KS	9,409	4,085	6.7%	\$584	272
Nowata, OK	10,536	4,736	5.6%	\$775	267
Washington, OK	50,976	22,317	7.4%	\$962	674
Total	151,062	65,634	5.8%	\$656	3,169

Source: US Dept of Labor: Bureau of Labor Statistics - June 2018

Employee Recruitment

Montgomery County is also designated as a Rural Opportunity Zone, which helps employers recruit new employees from around the country. New residents of Montgomery County are eligible for a 5 year personal state income tax credit, as well as a \$15,000 student loan repayment incentive through this program.

COMPANY	Employment	Industry
Medicalodges (Corporate Headquarters)	2208	Healthcare
Coffeyville Resources Refining & Marketing, LLC	600+	Manufacturing
Cessna (Textron Aviation)	500+	Manufacturing
Spears Manufacturing Company	500	Manufacturing
John Deere Coffeyville Works	500	Manufacturing
Coffeyville Regional Medical Center	500	Healthcare/Social Service
Four County Mental Health	380	Healthcare/Social Service
Standard Motor Products	367	Manufacturing
Unified School District #446	350	Education
Acme Foundry, Inc./Magic Circle	350+	Manufacturing



The Economic Development Agency for Montgomery County, KS

Montgomery County Action Council

Trisha Purdon - Executive Director

620.331.3830 Office / 620.779.1922 Cell

TPurdon@actioncouncil.com

115 S. 6th St., P.O. Box 588

Independence, KS 67301

www.actioncouncil.com



City of Coffeyville

Mark Hall - City Manager

620.251.6163

MHall@coffeyville.com

www.Coffeyville.com



Candi Westbrook, Executive Director

(620) 251-2550

Chamber@Coffeyville.com

www.CoffeyvilleChamber.org



Craig VanWey

Southeast Regional Project Manager

Business & Community Development Division

Shirk Hall - 1501 South Joplin St.

Pittsburg, KS 66762

Phone: (785) 633-8407

craig.vanwey@ks.gov

www.kansascommerce.com