

Grow Hays Microfactory



April 5th, 2024

<https://youtu.be/NBoMkqBxzVg>

MANUFACTURING SPACES AVAILABLE



- 30,000 SQ FT
- DIVISIBLE
- LOW RATES
- TEMP CONTROLLED
- 24/7 ACCESS
- OFFICES & MEETING ROOM

www.GROWHAYS.com 785.628.3102



Investing in Ellis County

Office rental starts at \$500 a month with a reduced rate if leasing factory floor.

All-inclusive lease rates starting at \$8.00 sq. ft.

Zoned I-1 Light Industrial Zone, City of Hays

3 Year max lease

Flexible lease space per business.

4,000

10,000

4,000

8,000

2,500

1.6 miles from I-70

Fire Sprinkler System

Interior/Exterior HD Camera System

Secured Building Access 24/7

12 ft. Dock Doors

Temperature Controlled Facility

Concrete parking lot with lighting

20 foot ceiling

Wi-fi available

Shared Office Space including breakroom & conference room



FOR MORE INFO SCAN THE CODE





Mission and Vision

Grow Hays is a nonprofit organization aimed at advancing Hays's economic health and vitality and the surrounding communities.

Grow Hays focuses on one simple mission: the economic growth and well-being of the community. To further this end, Grow Hays works with the community and businesses in several areas: affordable housing development, workforce development and training, grant writing, relocation assistance, start-up assistance, business recruitment, and more.

● Understanding the problem

1st Generation Building cost are extremely high.

- Inventory for 2nd-4th generation buildings is low and offers poor choices on footage/purpose.

To afford new building or high lease rates it limits your ability to focus on growing your business, having proper inventory, paying your employees, etc...

Microfactory objective:

Grow Hays Microfactory is designed to provide a cost-effective infrastructure and early-stage support for scaling up new and growing rural manufacturing operations. The microfactory will positively impact the community and the economic growth of Ellis County, which falls well within the Grow Hays mission statement.

Target audience

- Start up Businesses
 - Small Businesses wishing to expand and grow workforce
 - Attract businesses outside of area
-

Selling Points for Leasing the Microfactory

Low Rates

- Base Lease Rate 40-50% below avg.
- Common Area Maintenance 50% below avg.

Resources

- Resources to build and maintain a Business Plan
- Partnerships to grow your business, patents, & networking.

Resources

- WorkForce, Innovation Center, Kansas Commerce, City of Hays, Grow Hays.
- Flexibility with space, security, access, and office needs.

5-Year plan

- Programs to support businesses after they exit the Microfactory
- Financial direction and opportunities for continued growth

Market trends

Kansas

Industrial Space

- Base Lease
\$9.68 Sf/Yr
- Extra \$10-\$15
Sf/Yr

United States

Industrial Space

- Base Lease
\$11.50 Sf/Yr
- Extra \$12-\$18
Sf/Yr

Microfactory

Industrial Space

- Base Lease \$4-
4.50 Sf/Yr
- Extra \$3-3.50
Sf/Yr

*www.loopnet.com

*www.statists.com May 25,2023

EDA Disaster Grant 80/20

- Equipment purchases - Forklift, Electric Pallet Jack, Air Compressor
- Start up Funds \$100,000-200,000
- Intern Payroll up to 2 years
- Training Materials & Leadership Program
- Regional Grant with Innovation Center & K-State TDI

Lease Guidelines

Products not allowed:

- Hazard Chemicals, Bio-Hazardous Products

Terms:

- 1-3 year renewable lease provided conditions are being met through lease guidelines.

Marketing

Pamphlet Design Complete

FaceBook

Linkedin

Social Media

Websites

Hays Post

SBDC

Innovation Center

Kansas Commerce

Foundations

Application Process

Start up / Small to Medium Business Guidelines:

- Notify Grow Hays of Interest
- Provide General Application, Labor Force Growth, Microfactory Needs, Business Plan, and Supporting Financials.
- Microfactory Committee Reviews Business Goals
- Recommendations with Resources Presented to Business for Consideration
- If Approved Adapted Lease for Business is Signed