

NEW-BUILD WAREHOUSE

537 N. Wabash, Wichita, KS

LEASE RATE:
\$11.50 SF/YR (MODIFIED GROSS)



LOT SIZE:	17,500 SF
AVAILABLE SF:	2,730 - 10,920 SF
YEAR BUILT:	2022
ZONING:	Limited Industrial

PROPERTY HIGHLIGHTS

- Divisible into four 2730 square foot bays.
- Quoted rate includes standard office buildout.
- Four 14x14 overhead doors, one per bay.
- Four 60' natural gas radiant heaters, one per bay.
- 15' clear ceiling height at radiant heater locations, 17.75 - 20.5' to roof deck.
- 3 phase power.

HIGHWAY CHART



5 miles



1.1 miles



4.5 miles



4.8 miles



.5 miles



3.3 miles



2.5 miles



5 miles

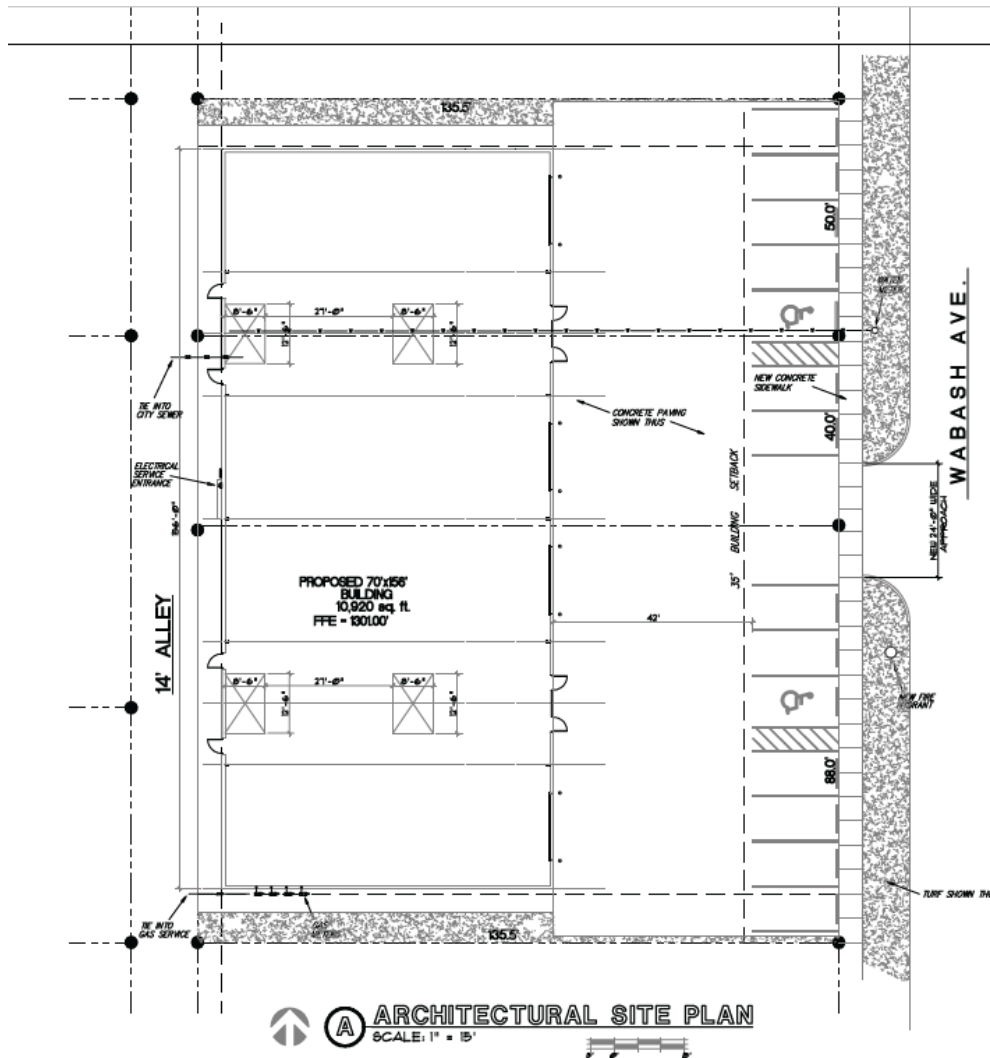


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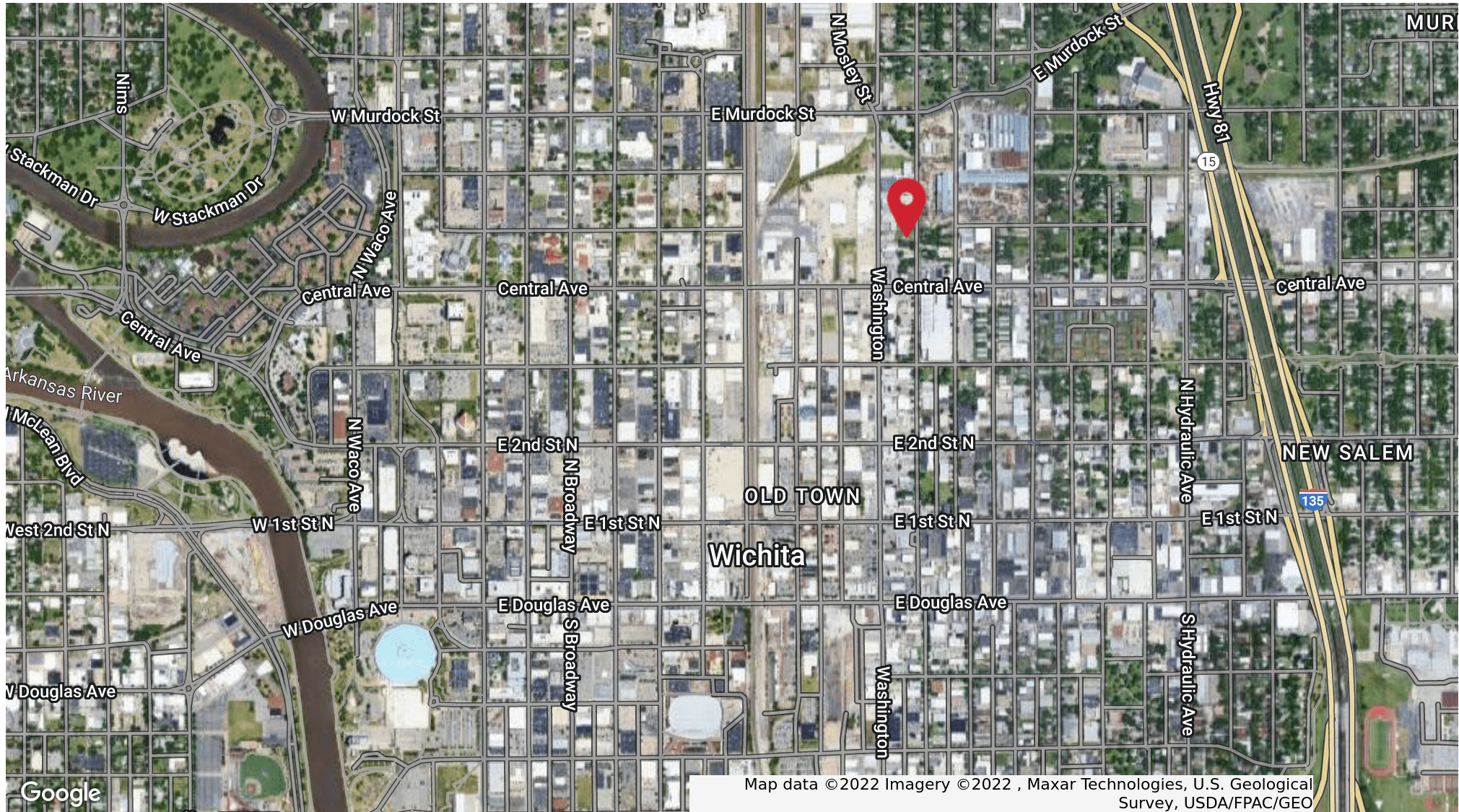
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