

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



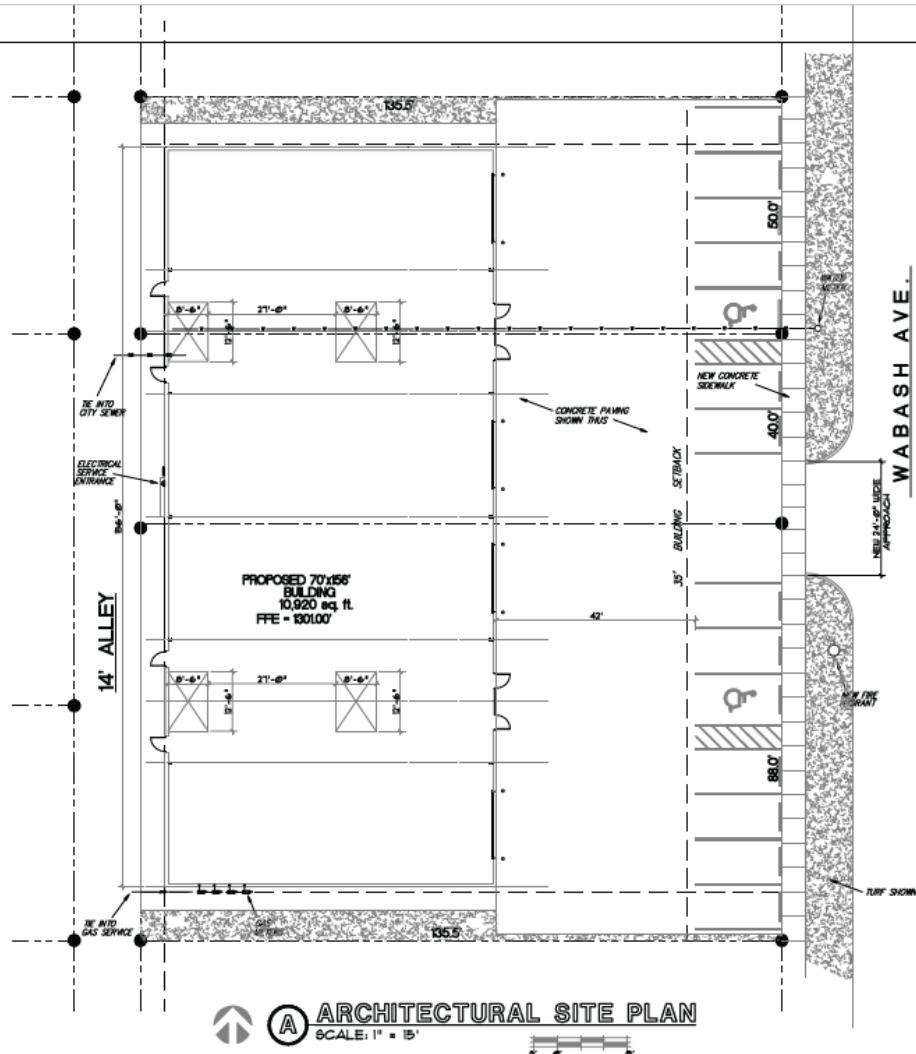
Offered exclusively by: **Ben Gartner, CCIM** | **316-292-3967** | **bgartner@weigand.com**

NEW-BUILD WAREHOUSE

537 N. Wabash, Wichita, KS

LEASE RATE:

\$11.50 SF/YR (MODIFIED GROSS)



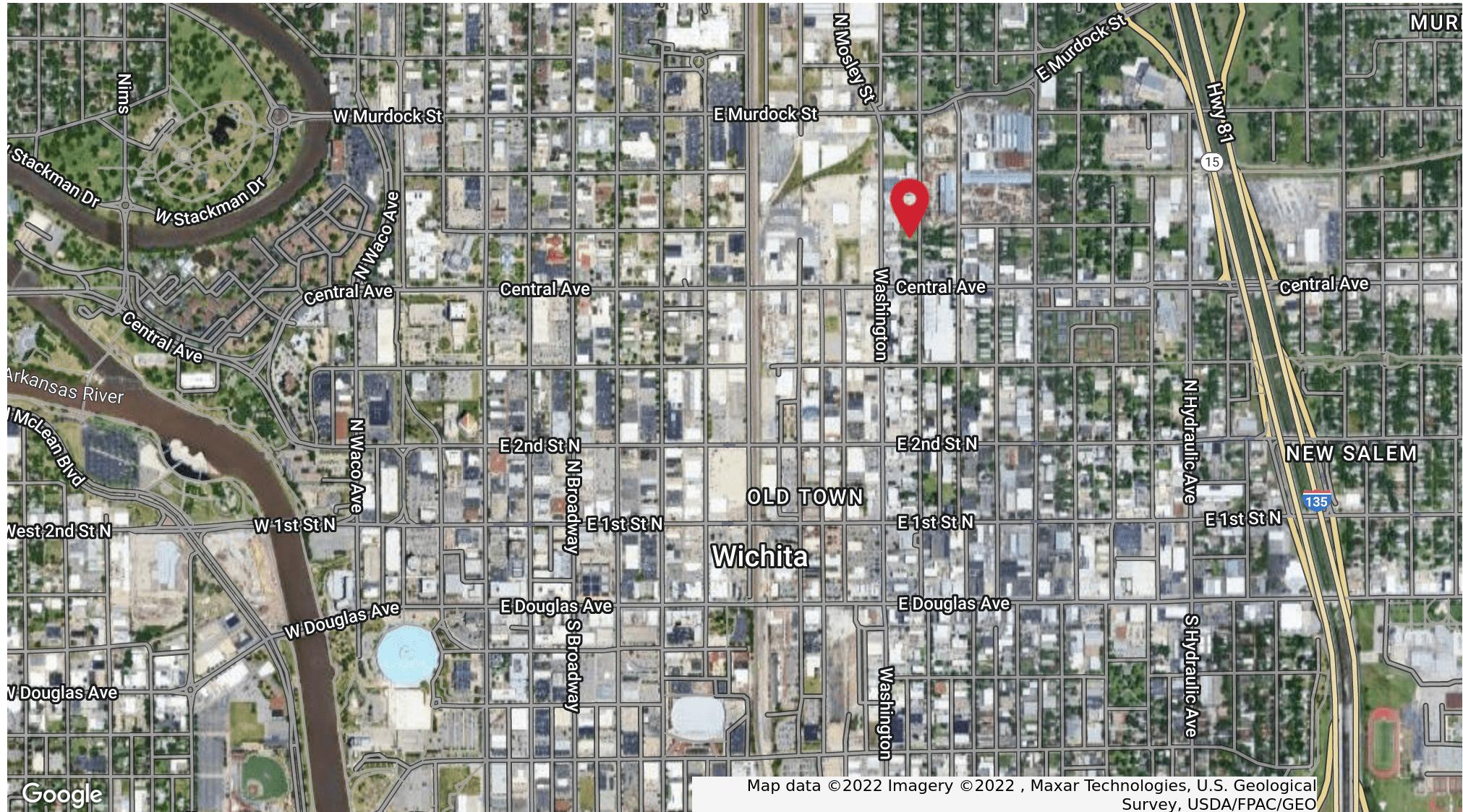
Offered exclusively by: **Ben Gartner, CCIM** | **316-292-3967** | **bgartner@weigand.com**

NEW-BUILD WAREHOUSE

537 N. Wabash, Wichita, KS

LEASE RATE:

\$11.50 SF/YR (MODIFIED GROSS)



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

All information furnished regarding property for sales, rent, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



Offered exclusively by: **Ben Gartner, CCIM** | **316-292-3967** | **bgartner@weigand.com**