

SOUTHWEST WICHITA INDUSTRIAL

2626 S. Sheridan | Wichita, KS 67217
FOR LEASE \$6.00/SF, NNN



SITE SIZE
43,357 SF (1.0 A)

BUILDING SIZE
23,403± SF (PER COUNTY)

AVAILABLE SF
23,403± SF (EXCLUDES MEZZ.)

WAREHOUSE: 19,403± SF
OFFICE: 4,000± SF
MEZZ. OFFICE: 4,000± SF
MEZZ. STORAGE: 3,480± SF

CEILING HEIGHT
22.5' (20' CLEAR)

DOCK DOORS
1

OVERHEAD DOORS
1 (TRUCK WELL)

CONSTRUCTION
TILT-UP CONCRETE

PARKING
22± SPACES

ZONING
LIMITED INDUSTRIAL

2023 TAXES (\$1.20/SF)
GENERALS: \$28,135.88 SPECIALS: \$10.67

PROPERTY HIGHLIGHTS

- Industrial facility available for lease.
- Located within a desirable industrial area in southwest Wichita.
- Office dimensions: 50' (E/W) x 83' (N/S)
- Columns: 72' x 24'
- Close proximity to all major arterials via Pawnee at K-42/Southwest Blvd.

YEAR BUILT
1977, 2016



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

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WAREHOUSE INTERIOR



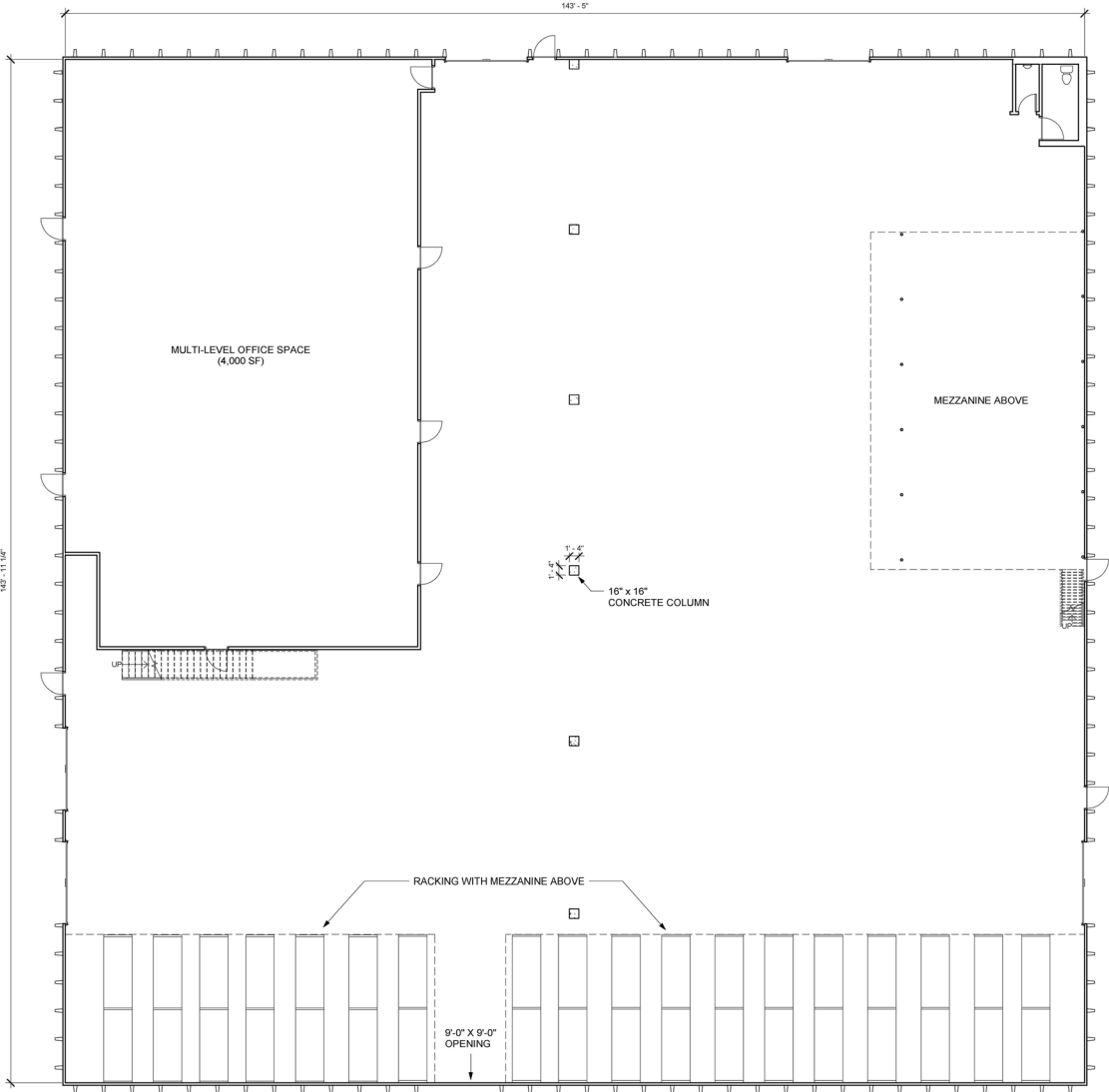
OFFICES



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