



BAYSIDE INDUSTRIAL PARK BUILDING 2

5447 N. SUNFLOWER CT., BEL AIRE, KS 67226

FOR SALE OR LEASE
CONTACT BROKER

SITE SIZE
7.75 A±

BUILDING SIZE
152,708 SF±

AVAILABLE SF
152,708 SF± - DIVISIBLE

MINIMUM SF AVAILABLE
50,902 SF

MAX CONTIGUOUS SF
152,708 SF

FIRE PUMP
1500 GPM, 100 PSI ELECTRIC

YEAR BUILT
NEW - ANTICIPATED
COMPLETION APRIL 2026

CONSTRUCTION
PRE-ENGINEERED
METAL

PARKING
170 SPACES±

SPRINKLED
VICTAULIC ESFR 25.2K

ZONING
M-1, MANUFACTURING

CEILING HEIGHT
33.25' (AT PEAK)

DOCK DOORS
14 - 9'X10'

OVERHEAD DOORS
4 - 14'X14'

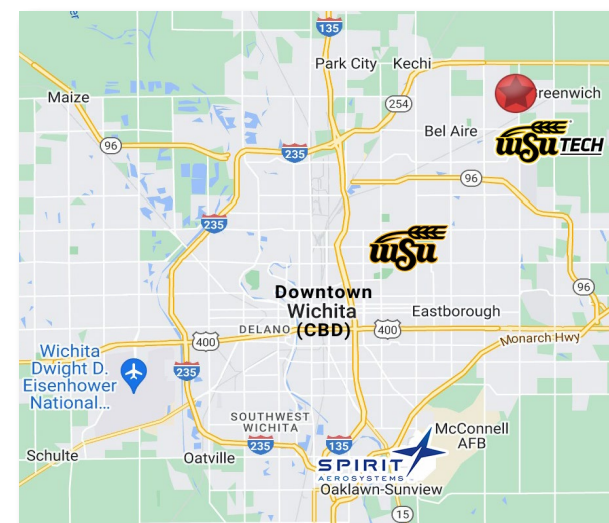
COLUMN SPACING
86'

POWER
480V, 3-PHASE

2025 TAXES
GENERALS: \$8.40 SPECIALS: \$4,084.75

PROPERTY HIGHLIGHTS

- Under construction! Second planned office/warehouse in the Park.
- Anticipated completion - April 2026.
- Automatic door openers.
- Automatic airbag dock levelers.
- Drive-thru (north to south) for loading/unloading.
- Warehouse fully insulated.
- Additional parking can be made available.
- Aggressive State and Local incentives.



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ADDITIONAL PHOTOS

ANTICIPATED COMPLETION: APRIL 2026



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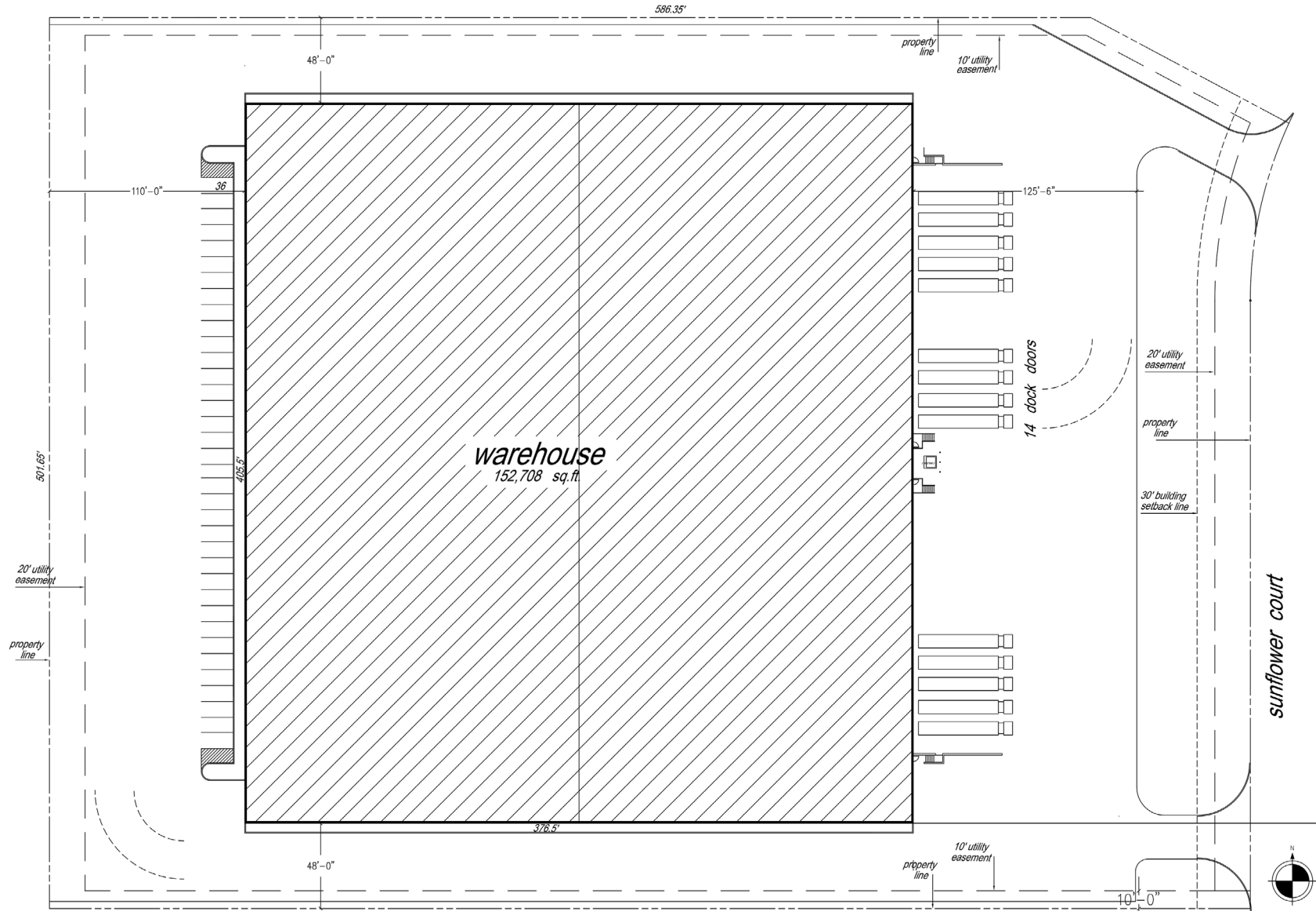
ReeceNichols
SOUTH CENTRAL KANSAS
An Equal Opportunity Company and Equal Housing Opportunity
COMMERCIAL DIVISION

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SITE PLAN



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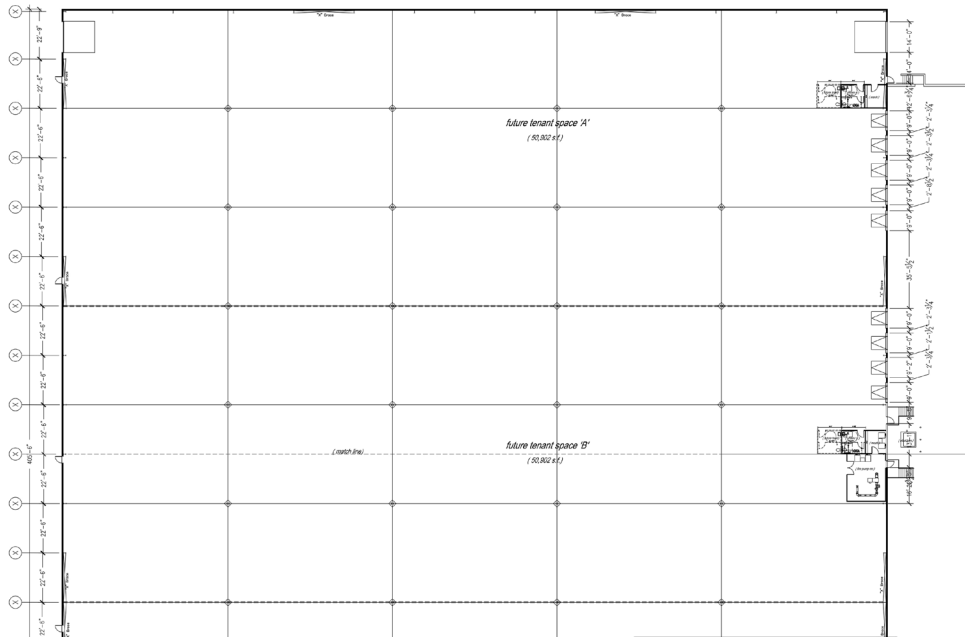
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SOUTH CENTRAL KANSAS
An Equal Opportunity Broker and Licensed Real Estate Agent in the State of Kansas
COMMERCIAL DIVISION

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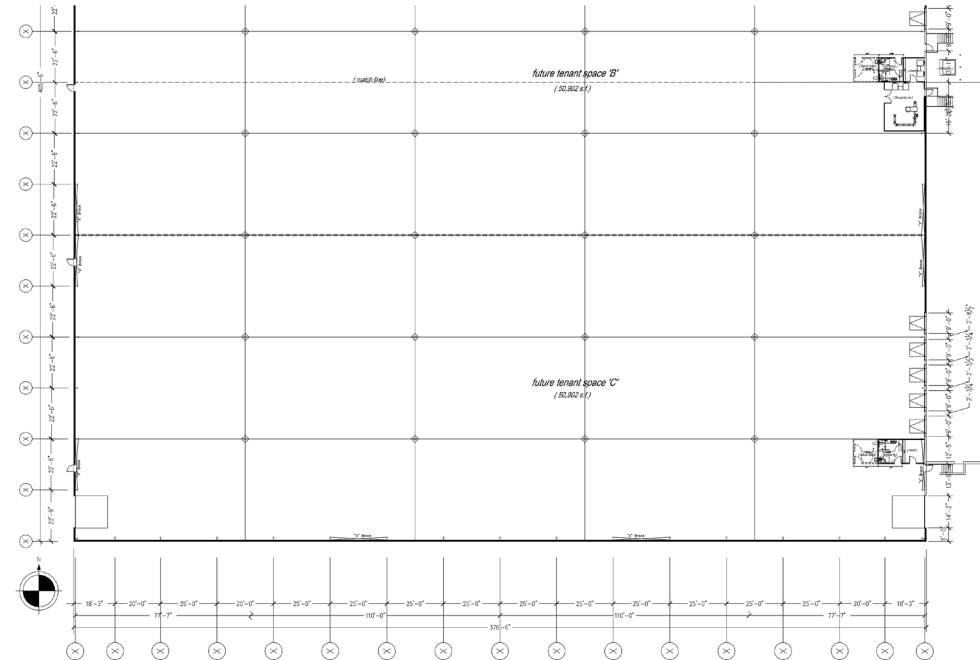
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FLOOR PLANS



NORTH SIDE OF BUILDING



SOUTH SIDE OF BUILDING

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BAYSIDE
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SEC. 16, T26S, R2E
 1/2" REBAR W/ TPC CLS-65" CAP
 ACCEPTED BY ERNEST CANTU JR., LS 1407
 PROFESSIONAL ENGINEERING CONSULTANTS,
 DATED DEC. 16, 2014

N 89°53'50" E 1002.94'(P)
 N 89°09'09" E 1002.90'(M)

N 89°41'45" E 867.05'(P)
 N 88°56'30" E 867.14'(M)

LOT 2
 10.32 ± ACRES

LOT 3
 8.67 ± ACRES

LOT 4
 8.38 ± ACRES

LOT 5
 9.81 ± ACRES

LOT 6
 9.88 ± ACRES

LOT 7
 9.89 ± ACRES

LOT 8
 9.67 ± ACRES

LOT 1
 7.75 ± ACRES

BUILDING 2
 UNDER CONSTRUCTION

SUNFLOWER COURT

53RD STREET N.
 (PUBLIC R/W VARIES)

SOUTH 1/4 CORNER
 SEC. 16, T26S, R2E
 SCHWAB-EATON CLS-59 YELLOW CAP
 ACCEPTED BY CHARLES R. ROBINSON, LS 1395
 SCHWAB EATON PLATD JULY 1, 2014

L=880.72'(P) 880.68'(C)
 R=6662.85'(P&C)
 CB=N 85°16'32" E(M)
 CD=880.04'(M)



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AERIAL VIEW



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