



MACHINE SHOP/WAREHOUSE

FOR SALE / LEASE 2952 N. ARKANSAS AVE., WICHITA, KS 67204

SALE PRICE	\$1,090,000.00
LEASE RATE	\$4,950.00/MO. (NNN)
BUILDING SIZE	16,643 SF
LOT SIZE	0.57 Acres
YEAR BUILT / RENOVATED	1940 / 2017
ZONING	General Commercial
POWER	480V / 3P
2024 TAXES	Generals: \$21,419.30 Specials: \$31.25

PROPERTY HIGHLIGHTS

West Building:

- Approx. 3,000 square feet of warehouse.
- Approx. 1,887 square feet of office.
- 10' clear ceiling height.
- Two 10'x9' overhead doors to access east building.

East Building:

- 11,756 ft square feet of warehouse.
- 12' - 18' clear ceiling height.
- Two 14'x14' drive through overhead doors.
- One 10'x12' overhead door to access west building.
- Both buildings are fully air conditioned.

 8.6 Miles	 9.1 Miles	 6.1 Miles
 2.4 Miles	 3.1 Miles	 4.08 Miles
 10.9 Miles	 1.6 Miles	 2.5 Miles



Ben Gartner, CCIM
316.292.3967
bgartner@weigand.com

Matthew McClure
316.292.3910
mmclure@weigand.com

Johnathan Weigand
316.292.3956
jweigand@weigand.com

Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
WeigandCommercial.com

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WEIGAND
COMMERCIAL

PROPERTY PHOTOS



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ANGLED AERIAL VIEW



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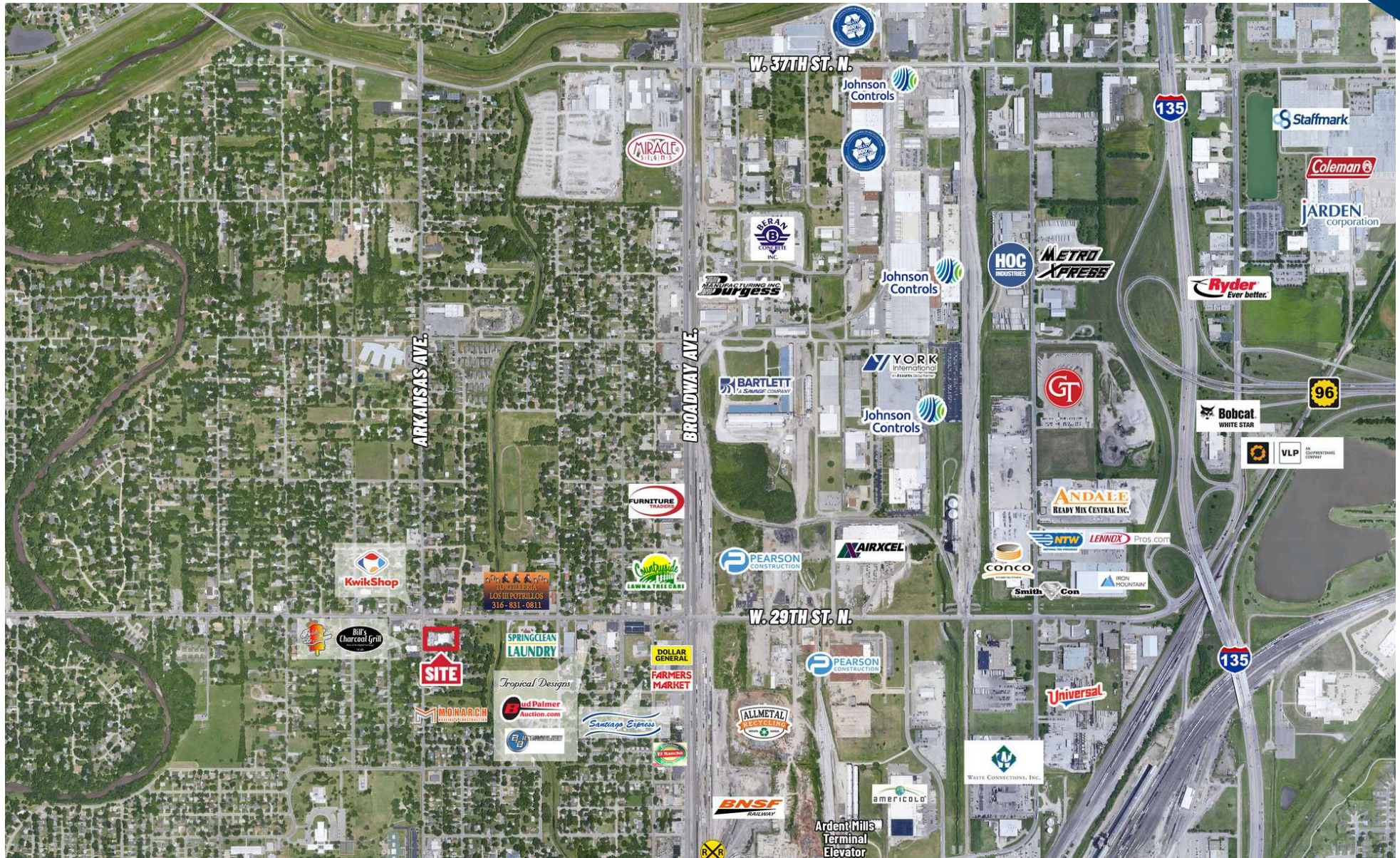
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AERIAL VIEW



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