

- 215,135 SF (BUILDING A)
- BUILD-TO-SUIT (UP TO 800,000 SF)
- 95% TAX ABATEMENT
- AVAILABLE Q2 2025



STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



NEC 53RD ST & WEBB RD • BEL AIRE, KANSAS



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PARK DETAILS

SUNFLOWER COMMERCE PARK

Sunflower Commerce Park is located in Bel Aire, Kansas. This new development project offers unparalleled highway access and seamless connectivity to the Wichita Metro. The first speculative building is scheduled to deliver Q2 of 2025.

DRIVE TIMES

1 MILE

HIGHWAY 254

2.7 MILES

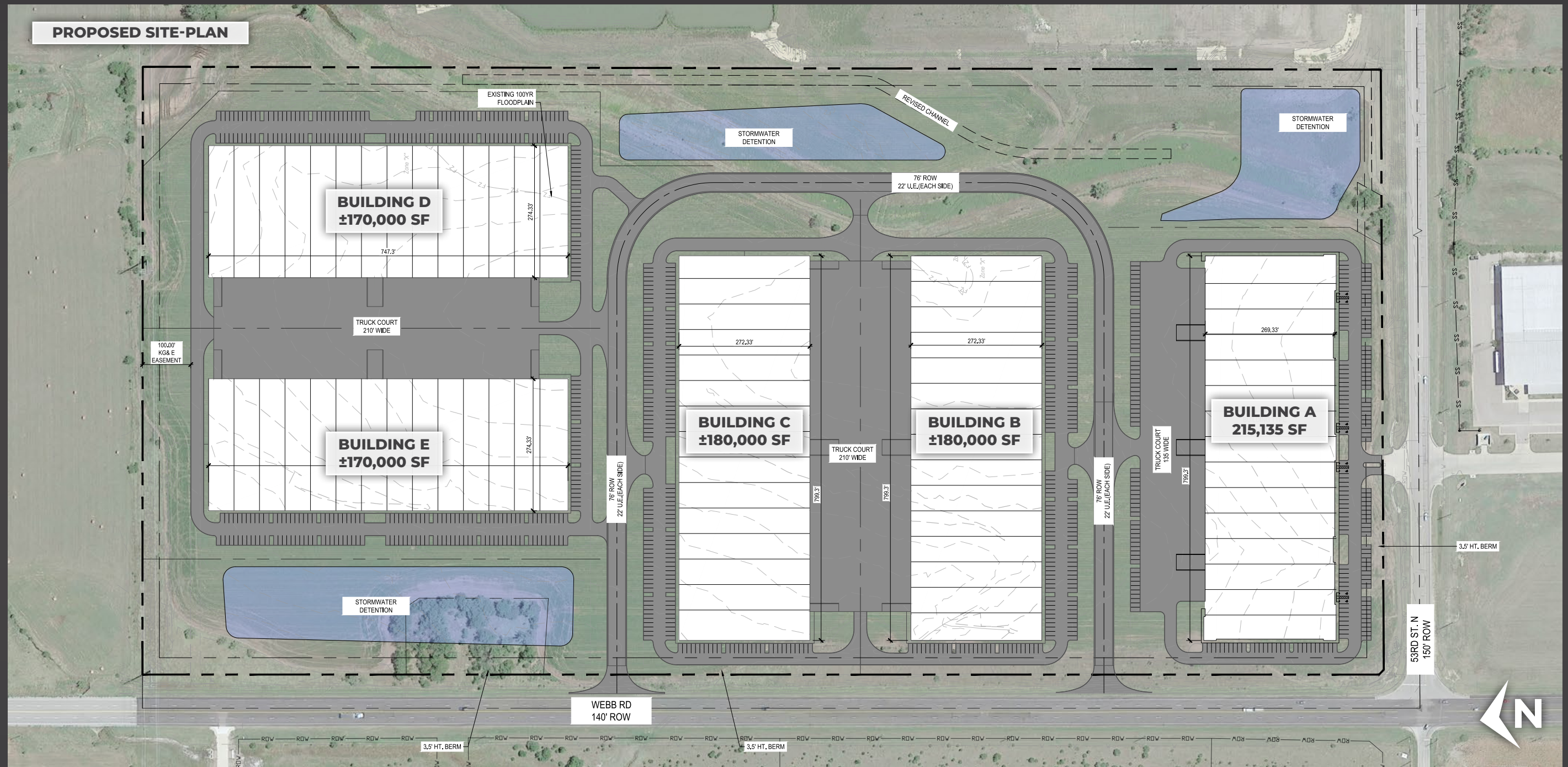
K-96

7 MILES

INTERSTATE 135

8 MILES

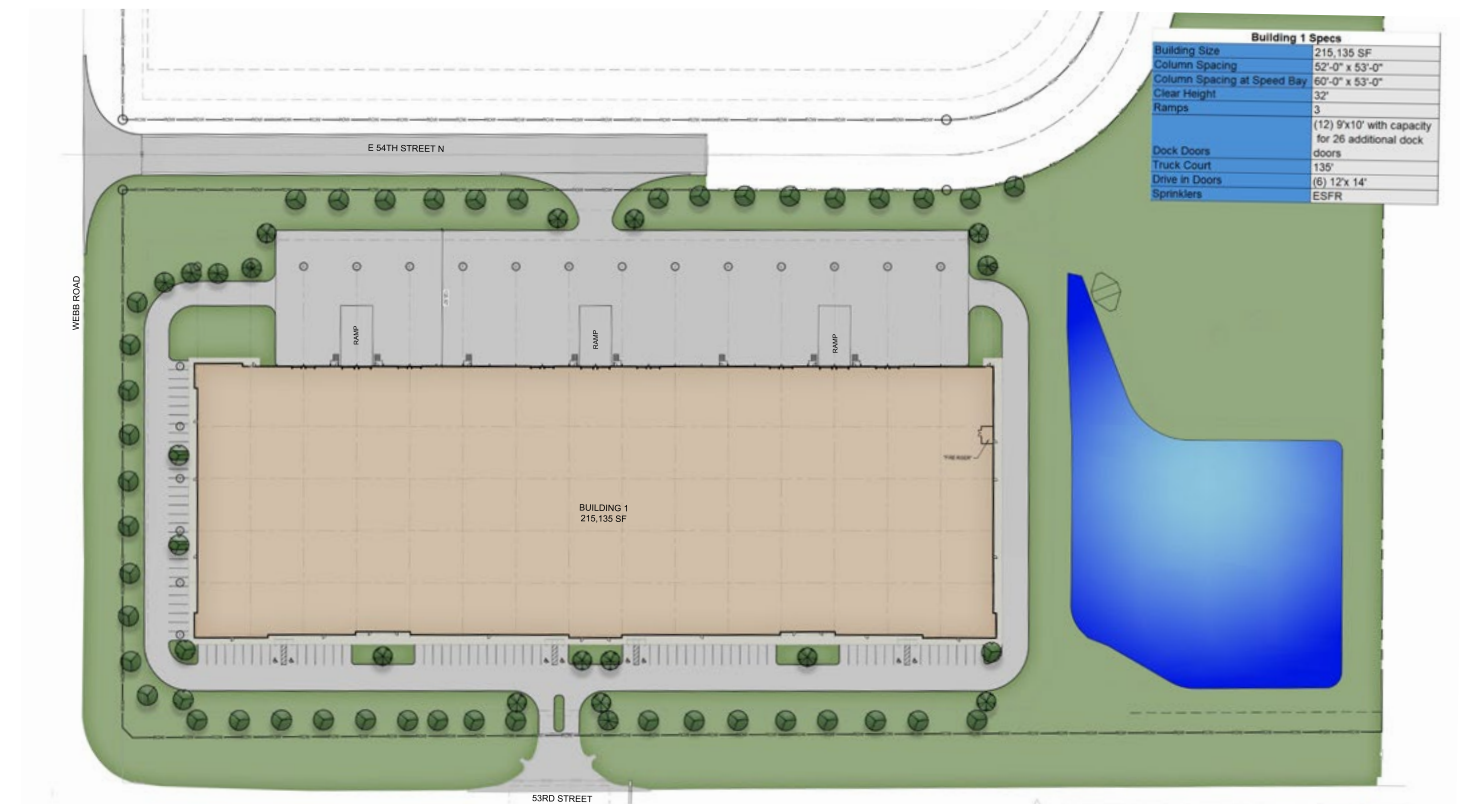
INTERSTATE 35



BUILDING SPECIFICATIONS

SUNFLOWER COMMERCE PARK

BUILDING SIZE:	215,135 SF
CLEAR HEIGHT:	32'
POWER:	1600 Amps / 3-Phase / 480 Volt (additional power available)
LOADING:	12 - 9'x10' Dock Doors 6 - 12'x14' Drive-in Doors (Additional 26 Docks can be added)
COLUMN SPACING:	52'x53' with 60' Speed Bay
CONSTRUCTION:	Concrete Tilt
ROOF:	60mil TPO
LIGHTING:	LED
AVAILABILITY:	Q2 of 2025
HIGHWAY ACCESS:	I-35, I-135, Hwy 254, K-96
SPRINKLER:	ESFR
TRAILER COURT DEPTH:	135'+ Deep



*PHOTOS ARE OF SIMILAR PROPERTIES

254

254

254

PROPOSED FACILITY



INTEGRA TECHNOLOGIES
An Employee Owned Company

NAI Heartland



SUNFLOWER
COMMERCE PARK




SUNFLOWER
COMMERCE PARK

WEBB RD

Greenwich Rd

**WICHITA NORTHEAST
MAGNET SCHOOL**
STEM EMPHASIS
18TH BEST HIGH SCHOOL IN KS



**EPIC
SPORTS**

Greenwich Rd

53RD ST

**Wichita
hoops**



NORDIC STONE




FedEx
Ground



**UNION
PACIFIC**
**PRIORITY
RAIL LINE**

Greenwich Rd



EMPIRE
WALL SYSTEMS INC.





PROPOSED FACILITY
INTEGRA TECHNOLOGIES
An Employee Owned Company

SUNFLOWER
COMMERCE PARK

Coleman

INTEGRA TECHNOLOGIES
An Employee Owned Company

wsuTECH

COLONEL JAMES JABARA AIRPORT

KOCH INDUSTRIES INC

GREENWICH PLACE
TOPGOLF WORLD MARKET
Total Wine
Michael's
Marshall's
5IVE
KREI

WICHITA STATE UNIVERSITY

BEECH FACTORY AIRPORT

BOMBARDIER AEROSPACE

WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT

Cargill

MCCONNELL AIR FORCE BASE

TEXTRON AVIATION

PEPSICO

SPIRIT AEROSYSTEMS



DRIVE TIME MAP

SUNFLOWER COMMERCE PARK

KANSAS CITY:	2 Hrs 33 Mins
OKLAHOMA CITY:	2 Hrs 32 Mins
TULSA:	2 Hrs 41 Mins
DALLAS / FORT WORTH:	5 Hrs 47 Mins
DENVER:	7 Hrs 19 Mins



NAI Heartland



DEMOGRAPHICS

WICHITA, KS MSA



654,035
TOTAL POPULATION



330,814
TOTAL LABOR FORCE

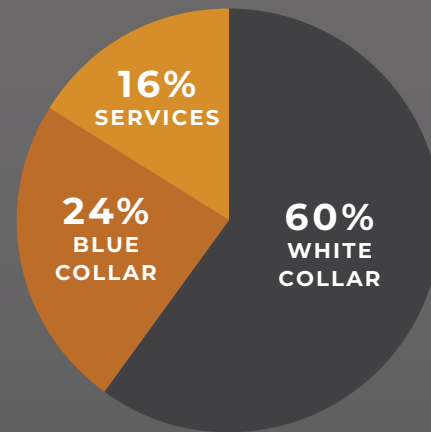


\$60,539
MEDIAN HOUSEHOLD INCOME



37
MEDIAN AGE

EMPLOYMENT



3.3%
UNEMPLOYMENT RATE



EDUCATION

5%
NO HIGH SCHOOL DIPLOMA

22%
HIGH SCHOOL GRADUATE

31%
SOME COLLEGE

33%
BACHELORS DEGREE OR HIGHER



INDUSTRY CONCENTRATION

47%
SERVICES

17%
MANUFACTURING

10%
RETAIL TRADE

7%
CONSTRUCTION

FLOOR PLAN & RENDERING

SUNFLOWER COMMERCE PARK



Building 1 Specs	
Building Size	215,135 SF
Column Spacing	52'-0" x 53'-0"
Column Spacing at Speed Bay	60'-0" x 53'-0"
Clear Height	32'
Ramps	3
Dock Doors	(12) 9'x10' with capacity for 26 additional dock doors
Truck Court	135'
Drive in Doors	(6) 12'x 14'
Sprinklers	ESFR



WHY WICHITA MSA?

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.

#1 MANUFACTURING
SPECIALIZED REGION
IN THE UNITED STATES

12% BELOW AVERAGE
COST OF LIVING & **#4**
BEST VALUE CITY FOR
RAISING A FAMILY

#3 US ADVANCED
INDUSTRY HOT SPOT

#3 ENGINEERING HUB
IN THE NATION BEHIND
ONLY SILICON VALLEY &
HOUSTON, TX

BEL AIRE IS ONE OF
THE **FASTEST GROWING**
CITIES IN THE REGION
AND STATE

WICHITA IS HOME TO
17 UNIVERSITIES &
TECHNICAL COLLEGES
CONTRIBUTING TO A
PIPELINE OF ALMOST
100,000 STUDENTS.

AIR CAPITAL OF THE
WORLD - 35% OF ALL
GENERAL AVIATION
PLANES BUILT IN THE US
ARE BUILT IN KANSAS.
PLUS, IT'S HOME TO
MAJOR COMPANIES LIKE
BOMBARDIER & AIRBUS.

KANSAS' **COMMERCIAL**
ENERGY RATES ARE
7.3% BELOW THE
NATIONAL AVERAGE

THE REGION'S CENTRAL
LOCATION GIVES DIRECT
ACCESS TO BOTH
COASTS, CANADA &
MEXICO. THREE MAJOR
RAIL CARRIERS SERVICE
THE REGION.

KOCH INDUSTRIES INC.
& **CARGILL PROTEIN**
ARE THE TWO LARGEST
PRIVATELY HELD
COMPANIES IN THE US &
BOTH **HEADQUARTERED**
IN WICHITA.



SUNFLOWER

COMMERCE PARK

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