

# FOR LEASE



## K-96 & HOOVER FLEX SPACE AVAILABLE

4090 N. Hoover Ct., Buildings #100 & #200, Wichita, KS 67212

### PROPERTY INFO



#### SPACE AVAILABLE

4X 3,000 SF Suites



#### BUILDING SIZE

2X 6,000 SF buildings



#### LEASE RATE

\$10/SF/YR



#### LEASE TYPE

NNN



#### ZONING

Limited Industrial



#### HIGHLIGHTS

- Each Suite includes:  
877 SF office - 2,123 SF warehouse
- 14ft overhead drive-in doors
- 200 AMP 3-Phase
- 16ft-18ft ceiling height
- Close to high quality residential, shopping and recreational areas
- City of Wichita utilities
- Adjacent to K-96 freeway; expressway access
- High growth area
- Excellent visibility

### CONTACT

CARL HEBERT, CCIM | M 316-210-4130 | [cjhebert@insitere.com](mailto:cjhebert@insitere.com)

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608 W DOUGLAS AVE, WICHITA KS  
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# AREA NEIGHBORS



## AREA NEIGHBORS

- Elite Athletic Training
- Keeter Roofing
- Aqua Haven Wichita
- Advanced Catastrophe Technologies
- American AgCredit
- Open Mortgage
- Grene Vision Group
- Bennington State Bank
- Kwik Shop
- Village Tours and Travel
- QuikTrip
- Legacy Bank
- Cornejo & Sons
- Wendy's,
- J.P. Weigand & Sons, Inc.
- Security 1st Title
- Wichita Dermatology & Aesthetics
- Roberts Family Dentistry
- Equity Bank
- Limitless Auto Detailing

## DEMOGRAPHICS

Based off a 5 mile radius

**AVG. HOUSEHOLD INCOME**  
\$89,992

**NO. OF HOUSEHOLD**  
43,020

**TRAFFIC COUNT**  
K-96: 29,000

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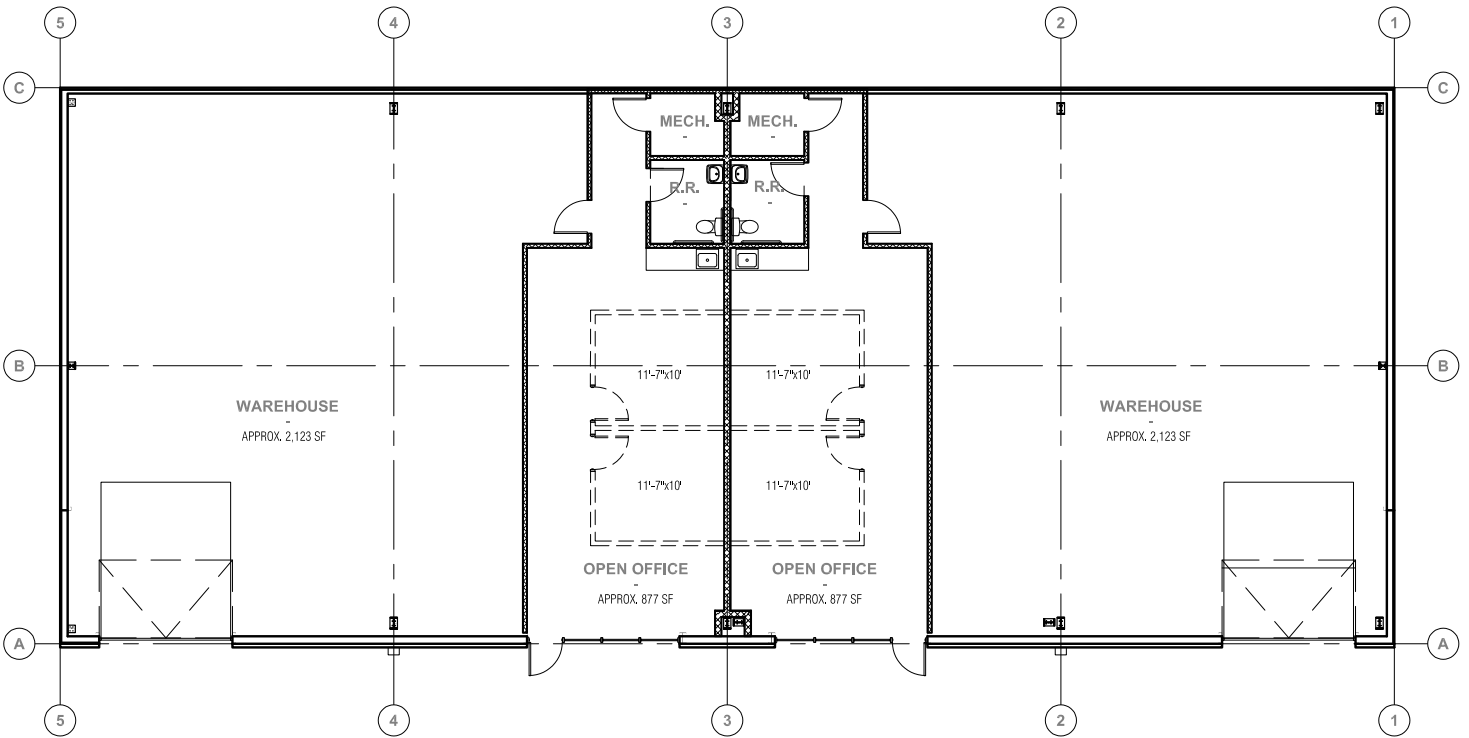


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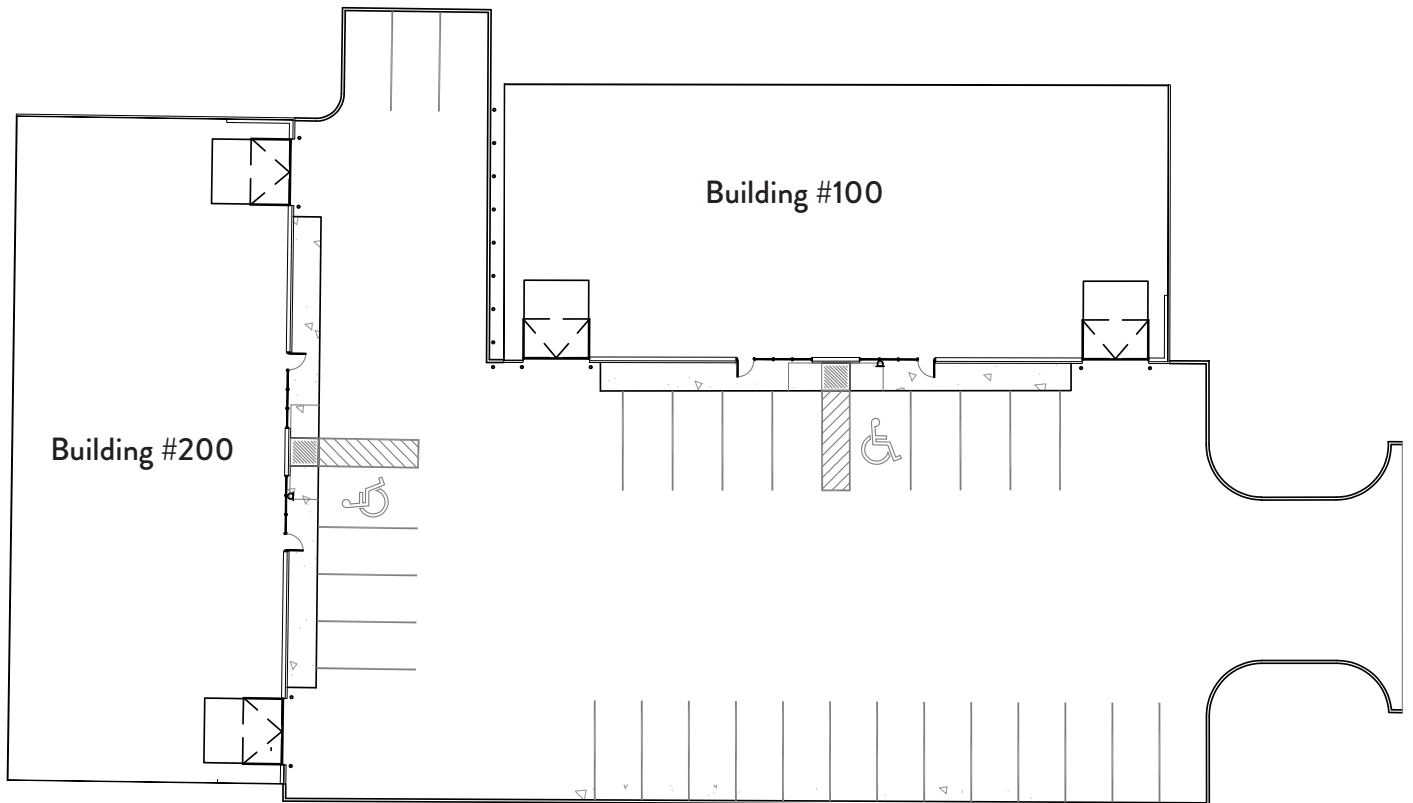
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# FLOOR PLAN



# SITE PLAN



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