



INDUSTRIAL

UNDER RENOVATION



FOR SALE OR LEASE

WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

SALE | LEASE



SALE PRICE CONTACT BROKER | LEASE RATE CONTACT BROKER



Exclusively Offered by: **Grant Tidemann, SIOR**
316-292-3908 | tidemann@weigand.com

Bradley Tidemann, SIOR
316-650-8853 | btidemann@weigand.com

WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

SALE | LEASE

SOUTH - 701 E. 37th St. N.

SITE SIZE

141,782 SF (3.25 A)

YEAR BUILT

1950

IMPROVEMENTS: 1975, 1980

BUILDING SIZE

* 93,500 SF±

CONSTRUCTION

BRICK/BLOCK, METAL ON STEEL

TOTAL AVAILABLE SPACE

* 93,500 SF± (Divisible)

See Floor Plan

DOCK DOORS

4

ZONING

GENERAL COMMERCIAL

OVERHEAD DOORS

1 WITH RAMP

CEILING HEIGHT

14'10" - 20'9"

SPRINKLED

WET

TAXES 2023

GENERALS: \$47,437.79 | SPECIALS: \$10.67

PROPERTY HIGHLIGHTS

- Warehouse available for purchase or lease.
- Heavy power.
- Excellent access to all major arterials via Broadway at I-235.

*Square footage referenced is per floor plan - excludes office and mezzanine.



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.

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SOUTH - 3600 N. SANTA FE

SITE SIZE

448,257 SF (10.29 A)

YEAR BUILT

1951, 1955, 1957

IMPROVEMENTS: 1970, 1975

BUILDING SIZE

* 212,280 SF±

CONSTRUCTION

FORMED CONCRETE, METAL
ON WOOD, CONCRETE BLOCK

TOTAL AVAILABLE SPACE

* 212,280 SF±, Divisible
See Floor Plan

DOCK DOORS

6
(2 ON LOADING RAMP - WEST SIDE)
(2 ON LOADING RAMP - SOUTH SIDE)

ZONING

GENERAL INDUSTRIAL

CEILING HEIGHT

13'1" - 19'7"

OVERHEAD DOORS

4
(1 WITH RAMP)

PARKING

AMPLE

SPRINKLED

WET

TAXES 2023

GENERALS: \$96,467.22 | SPECIALS: \$21.34

PROPERTY HIGHLIGHTS

- Office/warehouse available for purchase or lease.
- Heavy power.
- Excellent access to all major arterials via Broadway at I-235.



**Square footage referenced is per floor plan - excludes office and mezzanine.*

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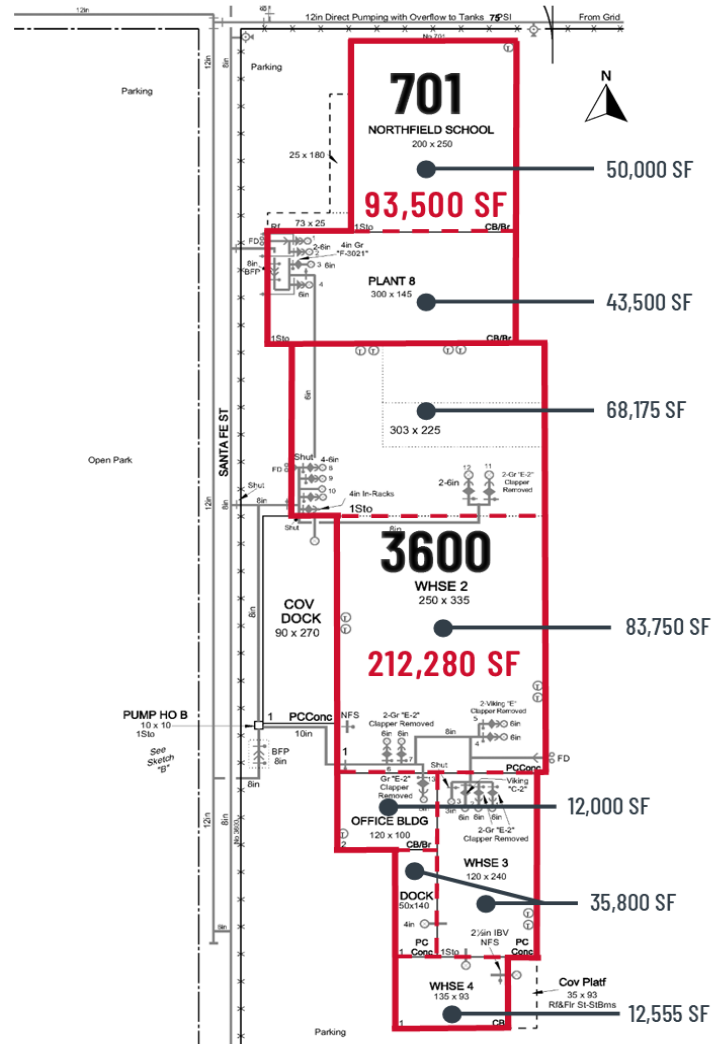
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SITE PLAN - SOUTH



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