



TIDEMANN
REAL ESTATE

FREE-STANDING OFFICE/WAREHOUSE

1207 S. Washington, Wichita, KS 67211

LEASE RATE \$4,000/Mo., Industrial Gross



22,195± SF

SITE SIZE

2019

YEAR BUILT

4,800 SF

BUILDING SIZE

870 SF

OFFICE

3,930 SF

WAREHOUSE

ZONING

General Commercial/
Limited Industrial

CEILING HEIGHT

Approx 16'

OVERHEAD DOORS

(1) 14' X 14'

CONSTRUCTION

Metal

POWER

3 - Phase

PARKING

Ample

2024 Taxes

General: \$11,005.67

Specials: \$31.25.

PROPERTY HIGHLIGHTS

- Free-standing warehouse with 870 SF office available for lease.
- Located near Lincoln and Washington.
- Outside storage.
- Close proximity to U.S. Hwy. 54/Kellogg access from Washington.



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

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BRADLEY TIDEMANN, SIOR
316-650-8853 | Bradley@TidemannRE.com



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INTERIOR PHOTOS



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. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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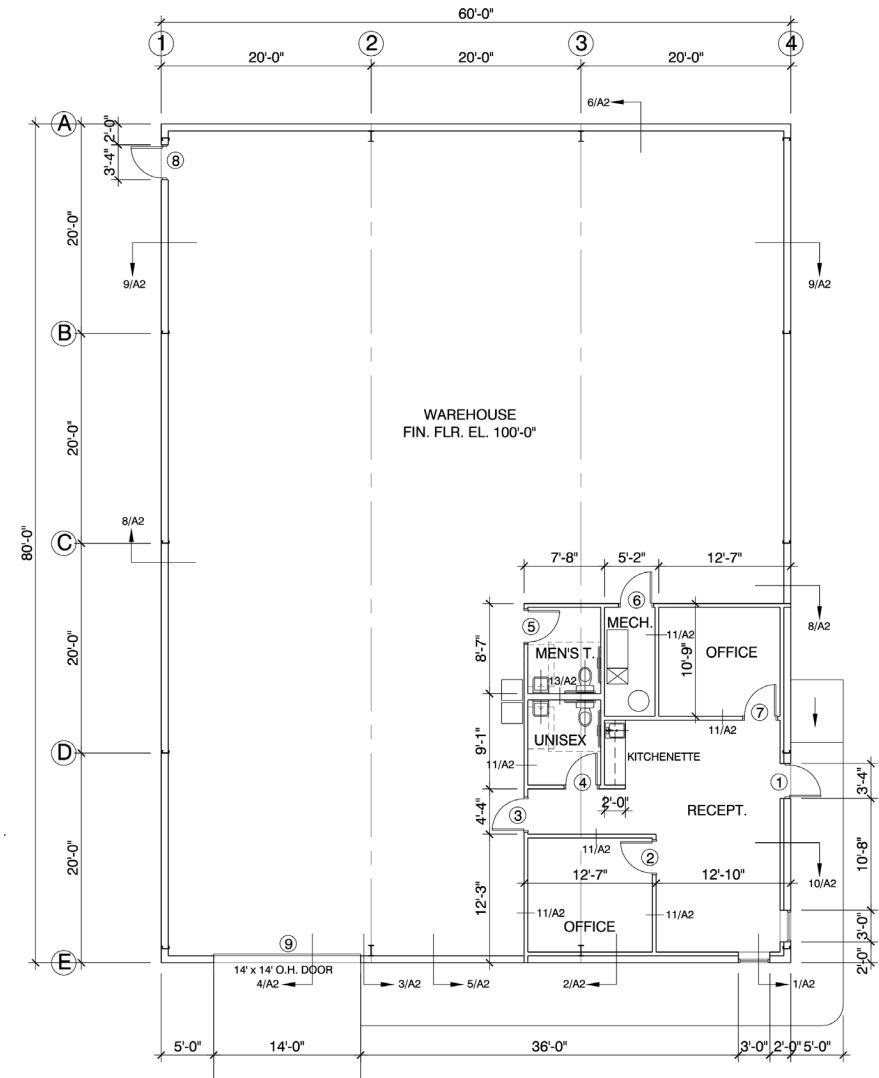
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SITE PLAN



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