



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'

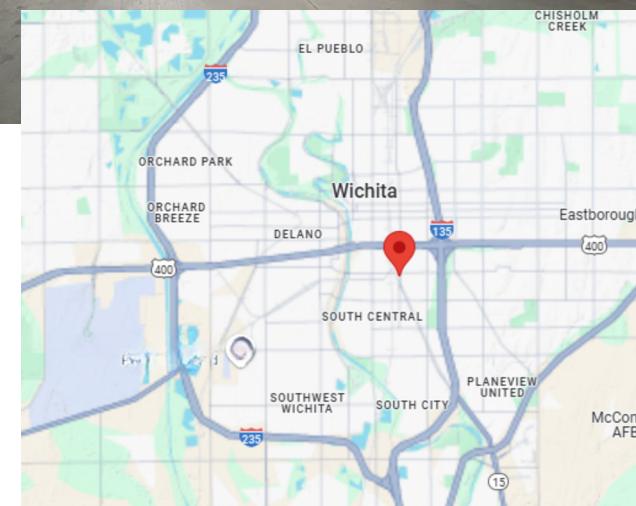
OVERHEAD DOORS
(1) 14' X 14'

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.

Offered Exclusively By:

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

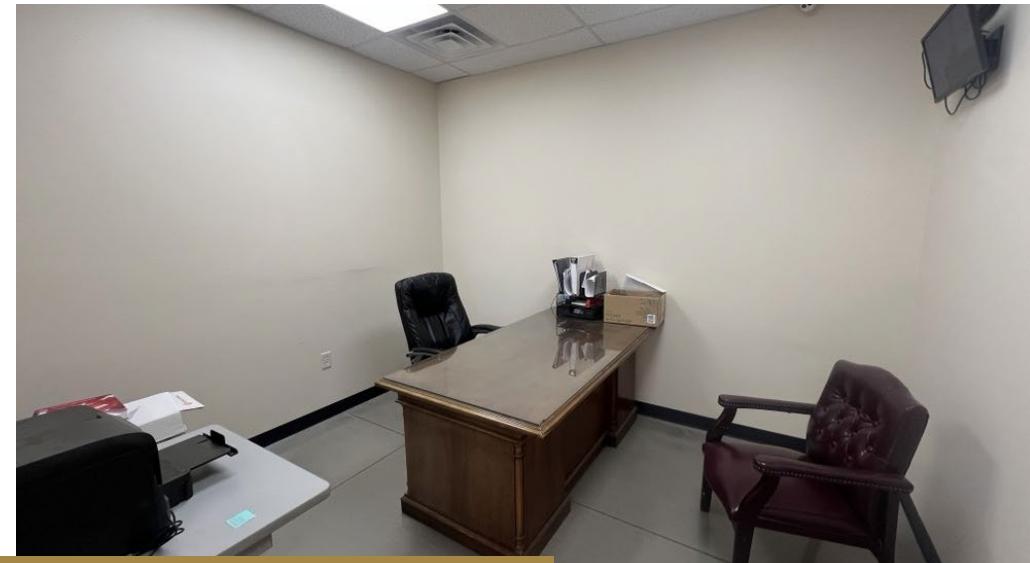


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INTERIOR PHOTOS



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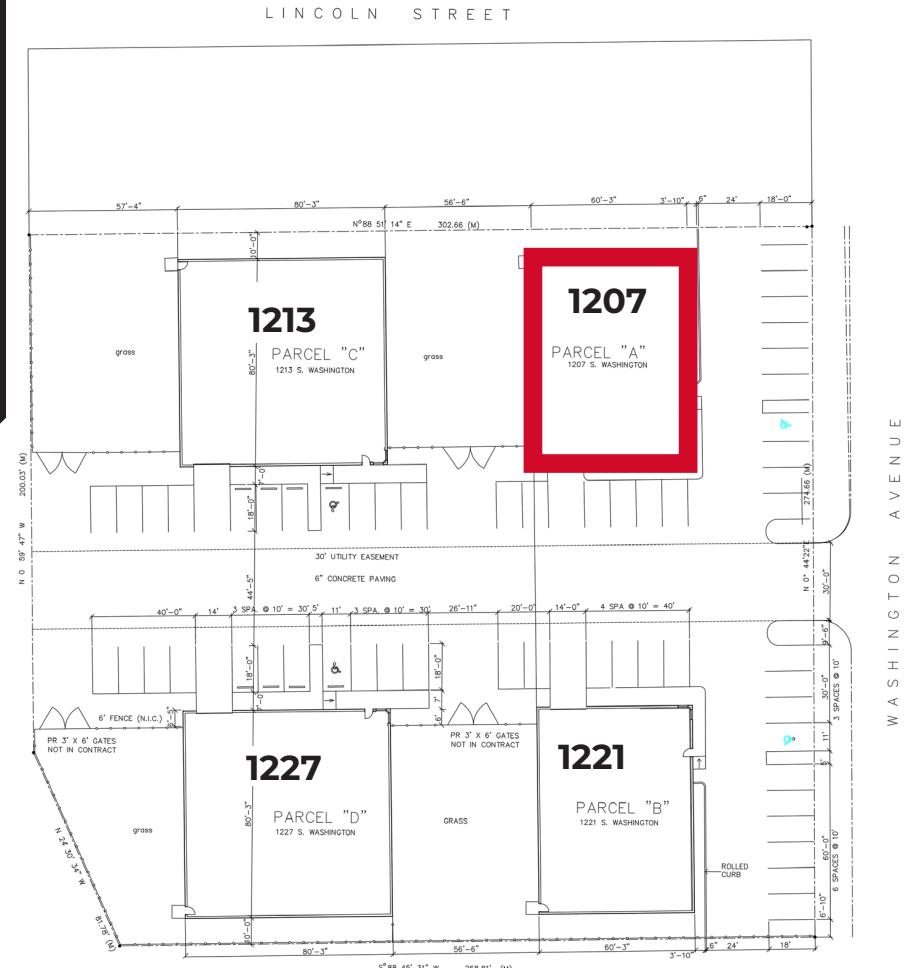
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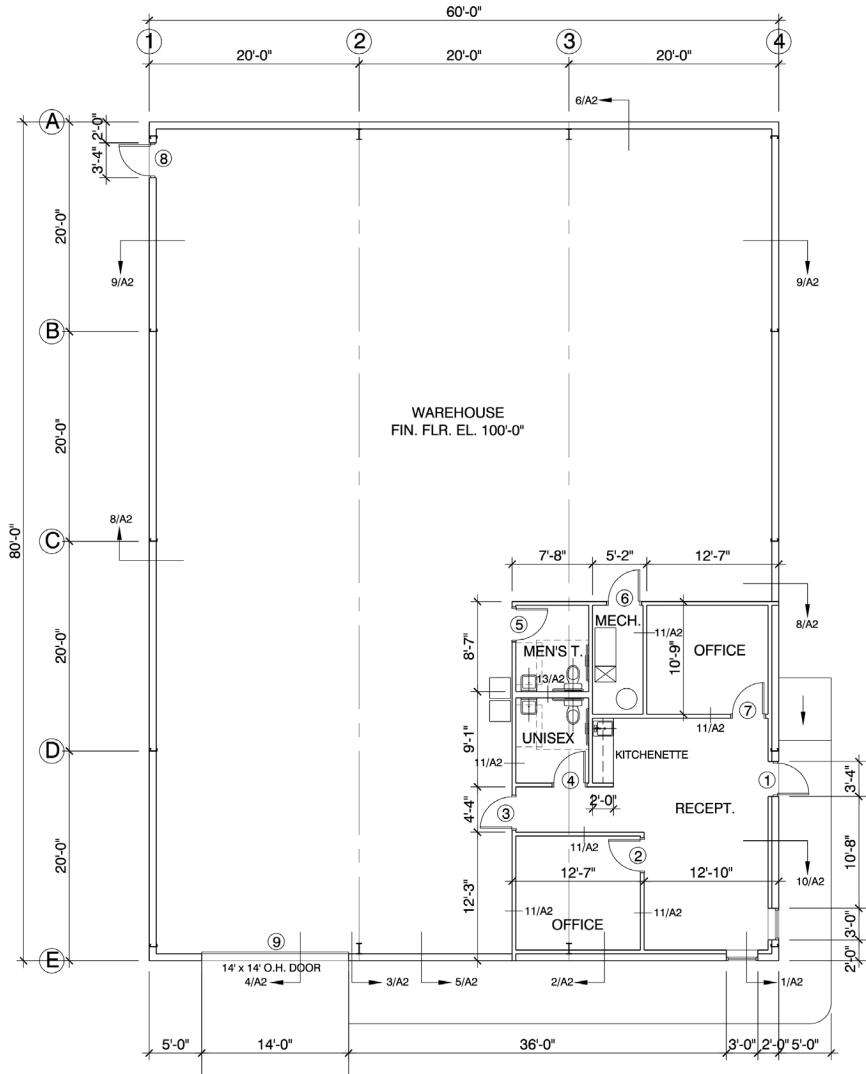
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SITE PLAN

L I N C O L N S T R E E T



FLOOR PLAN



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