



SPERRY

AD ASTRA COMMERCIAL

13

N INDUSTRIAL AVE
WELLINGTON, KS 67152

Brochure



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★ COMMERCIAL ★

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Property Summary



PROPERTY DESCRIPTION

This industrial property in the heart of the Wellington Industrial Park, is an excellent opportunity for companies seeking a strategic location for distribution, manufacturing, or storage. The 1.8-acre site features a 21,840 sq. ft. warehouse built in 1975, offering robust infrastructure with metal-on-steel frame construction and ample paved parking areas. The property is zoned for commercial and industrial use, providing versatile space for various business functions.

Key Features:

- 1.8 acres of land with a 21,840 sq. ft. warehouse
- Warehouse with storage and distribution capabilities
- Zoning: Commercial & Industrial
- Appraised Value (2024): \$187,630
- Access to major highways and local markets
- Additional outbuildings and paved areas ideal for heavy goods storage or warehousing
- This property is an ideal investment for growing businesses or those seeking a

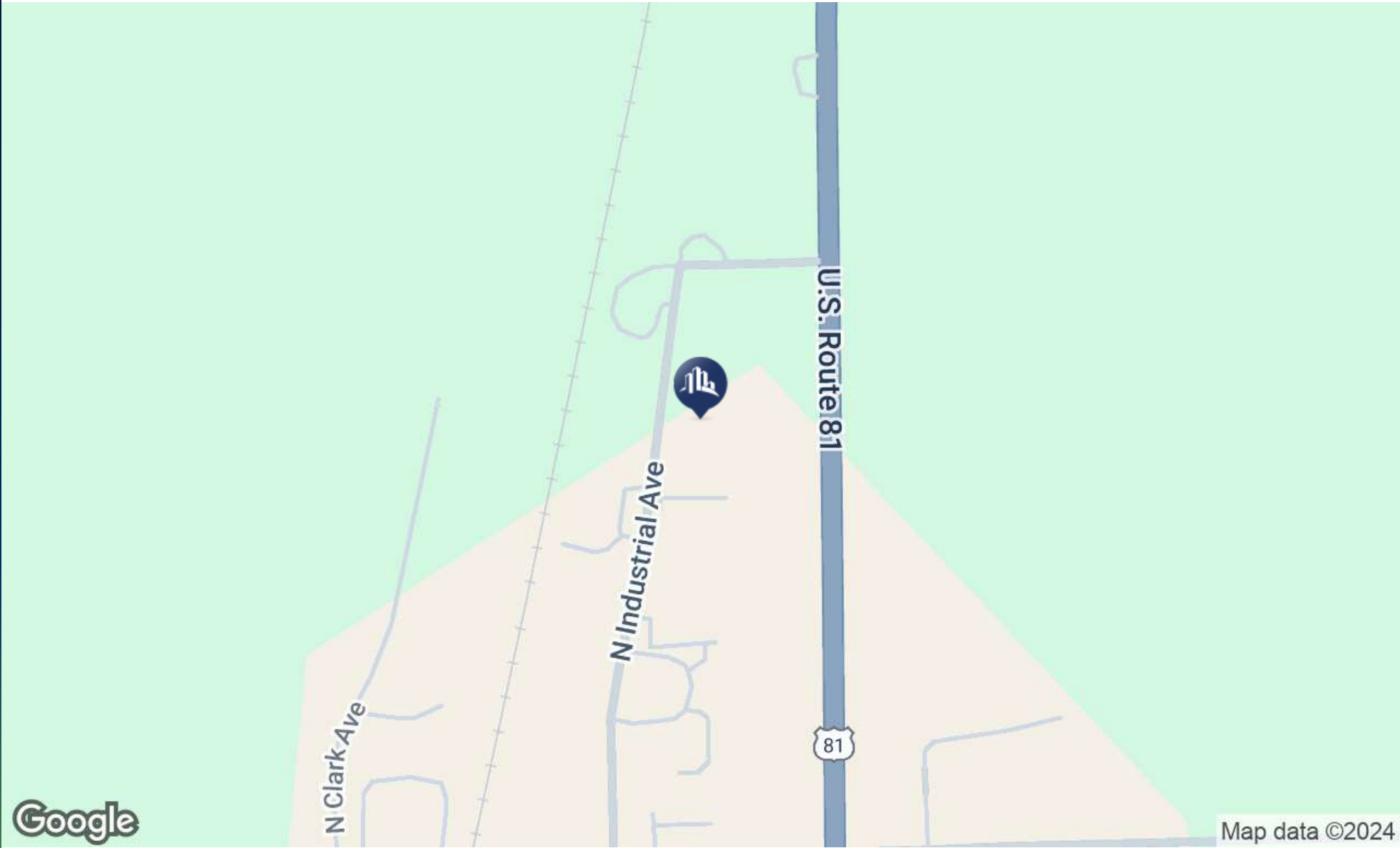
OFFERING SUMMARY

Sale Price:	\$395,000
Lease Rate:	\$6,500.00 per month (Gross)
Number of Units:	1
Available SF:	21,840 SF
Lot Size:	1.8 Acres
Building Size:	21,840 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	32	388
Total Population	8	78	933
Average HH Income	\$76,606	\$78,595	\$78,844

Location Map



Additional Photos



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8	78	933
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	32	388
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$76,606	\$78,595	\$78,844
Average House Value	\$155,482	\$124,385	\$125,084

Demographics data derived from AlphaMap

