



For Lease  
Ironhorse Development  
Building 2  
Wichita, Kansas



## 1217 W MacArthur Road

Wichita, Kansas

- 131,708 SF (Divisible to 31,500 SF)
- **Available for Immediate Occupancy**
- 95% Tax Abatement
- Lease Rate: \$6.50 PSF NNN

For more information:

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**NAI Heartland**



NAI HEARTLAND

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Wichita, Kansas

**NAI**Heartland



## Building Specs:

EXPANDABLE TO:	151,737 SF
FIRST FLOOR GROSS BUILDING AREA:	131,708 SF
FUTURE POTENTIAL 2ND FLOOR AREA:	20,029 SF
TAX ABATEMENT:	95% Tax Abatement for Years 1-5 50% For Years 6-10
LIGHTING:	LED
LOADING:	8 - 9'X10' Dock Doors with Capacity for Additional 8 Doors 4 - 14'X14' Drive-In Doors
CLEAR HEIGHT:	32'+
POWER:	1,600 AMP / 3-Phase / 480 Volt (4,000 AMP Available)
CONSTRUCTION:	Concrete Tilt
ROOF:	60 mil TPO
HIGHWAY ACCESS:	I-235, I-35 & I-135
AVAILABILITY:	Available for Occupancy



CAR PARKING:	163 Car Parking Spaces Including 6 ADA
SPRINKLER:	ESFR
COLUMN SPACING:	52-6' X 48' (60' Speed Bay)
ESTIMATED NETS:	Taxes - \$0.24 / Insurance - \$0.25 / CAM - \$0.30
LEASE RATE:	\$6.50 PSF NNN

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8 DOCK POSITIONS SHOWN WITH TOTAL CAPACITY FOR +/- 15  
POTENTIAL DOCK LOCATIONS  
FUTURE LOCATIONS SHOWN AS DASHED

MANDOORS PROVIDED FOR HIGH PILED COMBUSTIBLE STORAGE REQUIREMENTS

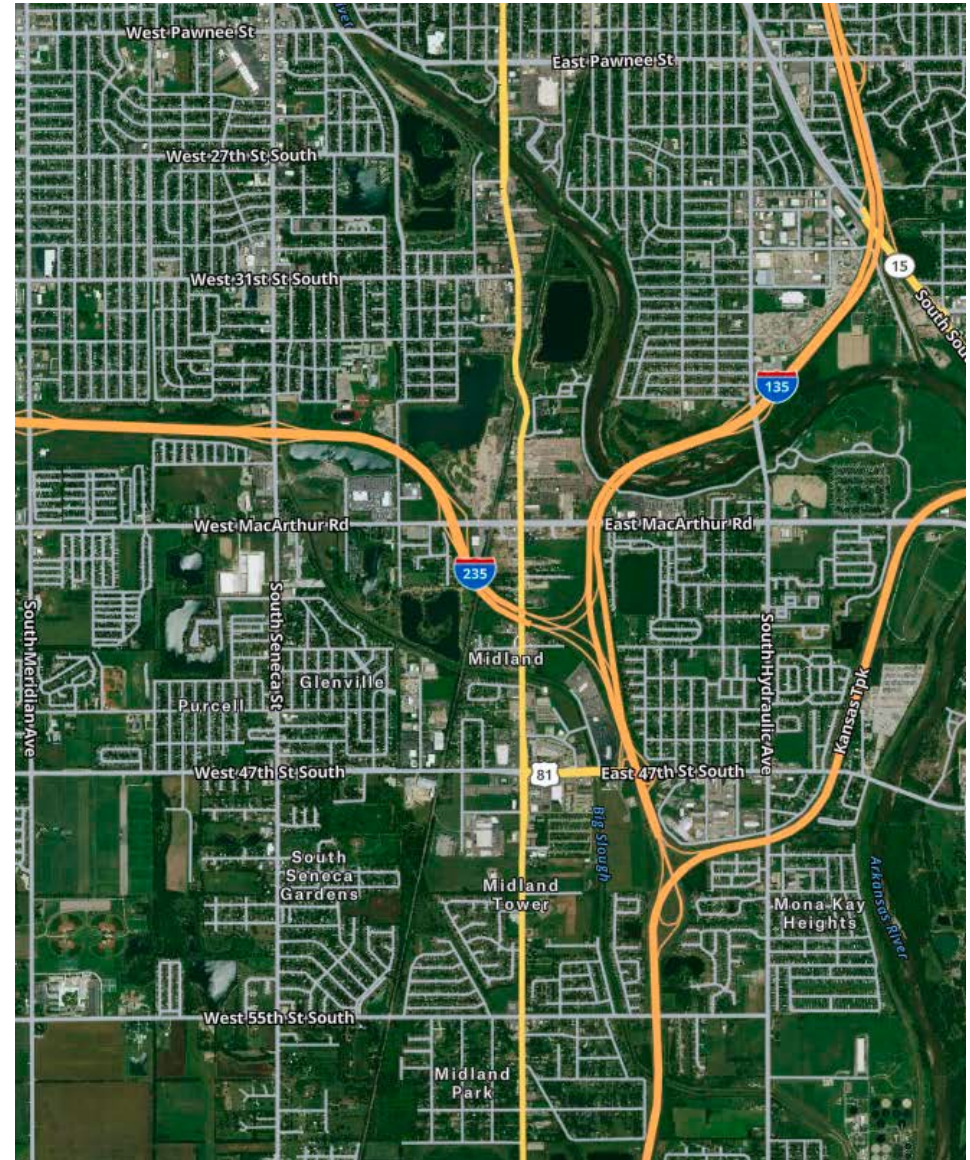
DRIVE IN DOOR RAMP, TYP. 4 DRIVE IN DOORS SHOWN

3-HR FIRE WALL REQUIRED AT SOUTH WALL DUE TO PROXIMITY TO PROPERTY LINE TO MAXIMIZE BUILDING AREA

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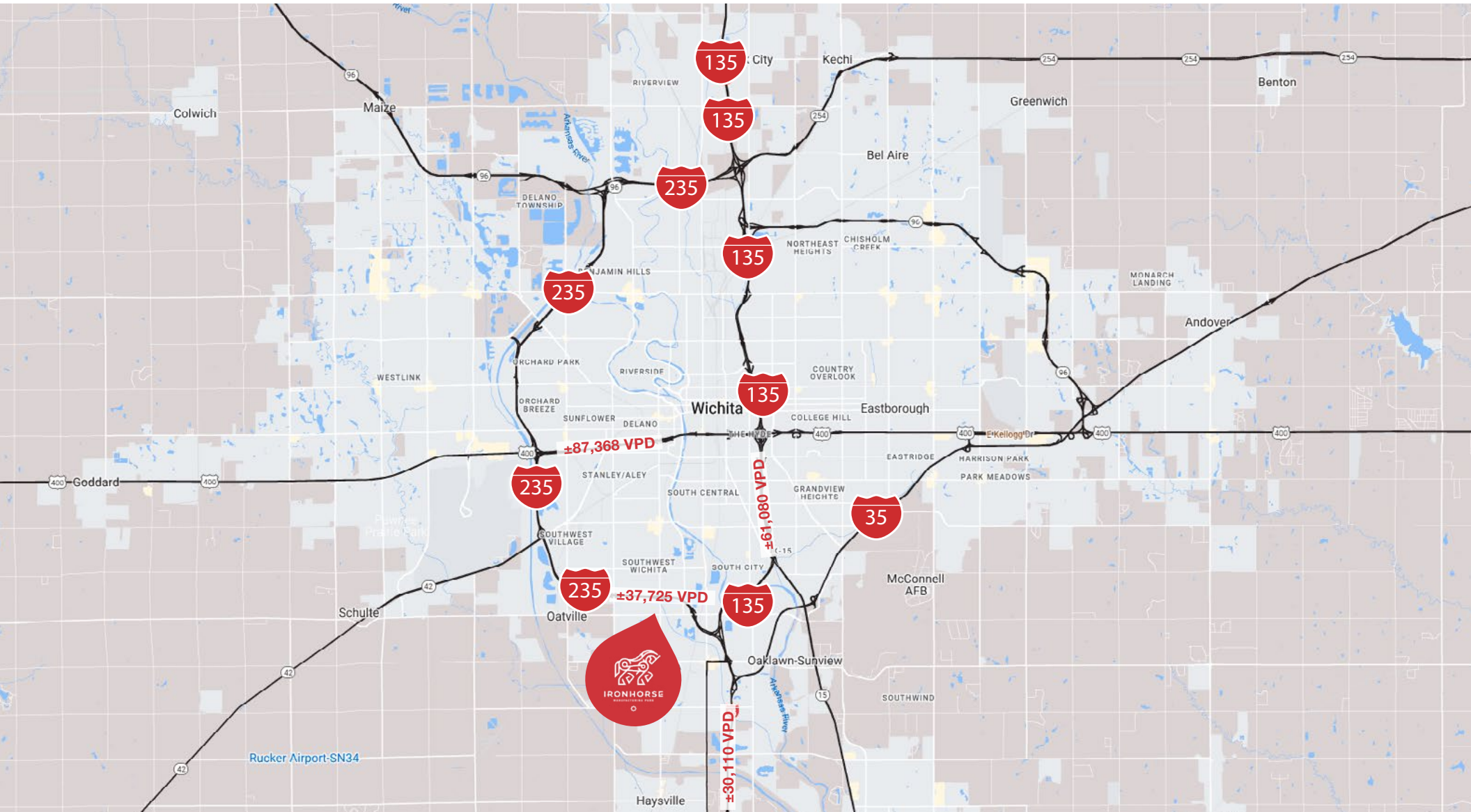
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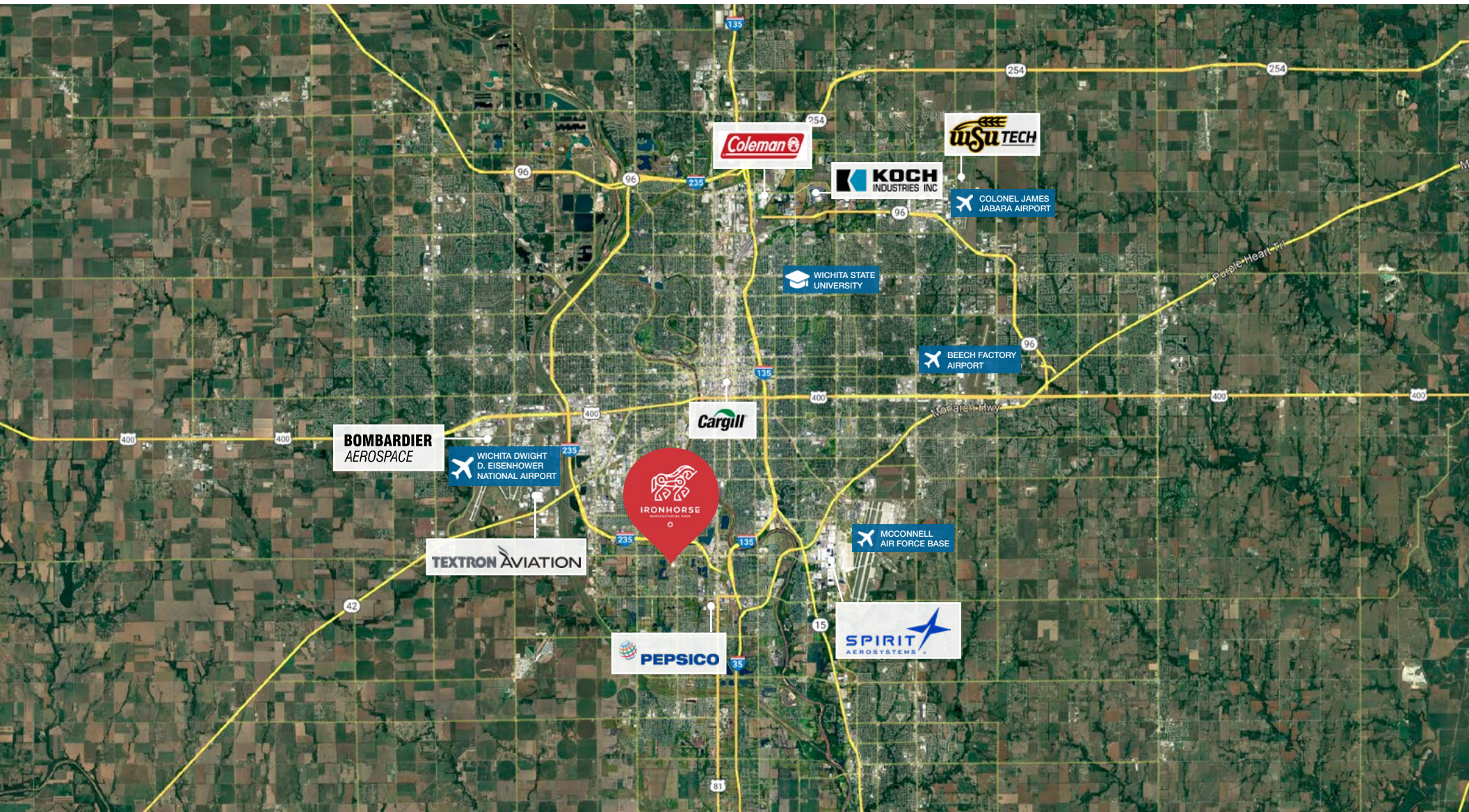
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## WICHITA, KANSAS

### LOCATION OVERVIEW

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.



**#1 MANUFACTURING**  
SPECIALIZED REGION  
IN THE UNITED STATES



**#3 US ADVANCED**  
**INDUSTRY HOT SPOT**



**#3 ENGINEERING HUB**  
IN THE NATION BEHIND  
ONLY SILICON VALLEY &  
HOUSTON, TX



**12% BELOW AVERAGE**  
COST OF LIVING & **#4**  
**BEST VALUE CITY** FOR  
RAISING A FAMILY

## DEMOGRAPHICS

### WICHITA, KANSAS MSA



**654,035**  
TOTAL  
POPULATION



**330,814**  
TOTAL LABOR  
FORCE

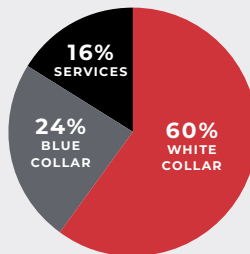


**\$60,539**  
MEDIAN  
HOUSEHOLD  
INCOME



**37**  
MEDIAN AGE

### EMPLOYMENT



WICHITA IS HOME TO  
**17 UNIVERSITIES &**  
**TECHNICAL COLLEGES**  
CONTRIBUTING TO A  
PIPELINE OF ALMOST  
100,000 STUDENTS.



**THE REGION'S CENTRAL**  
**LOCATION** GIVES DIRECT  
ACCESS TO BOTH  
COASTS, CANADA &  
MEXICO. THREE MAJOR  
RAIL CARRIERS SERVICE  
THE REGION.



**AIR CAPITAL OF THE**  
**WORLD** - 35% OF ALL  
GENERAL AVIATION  
PLANES BUILT IN THE US  
ARE BUILT IN KANSAS.  
PLUS, IT'S HOME TO  
MAJOR COMPANIES LIKE  
BOMBARDIER & AIRBUS.



**KOCH INDUSTRIES INC.**  
& **CARGILL PROTEIN**  
ARE THE TWO LARGEST  
PRIVATELY HELD  
COMPANIES IN THE US &  
BOTH **HEADQUARTERED**  
**IN WICHITA.**

SOURCE: GREATER WICHITA PARTNERSHIP

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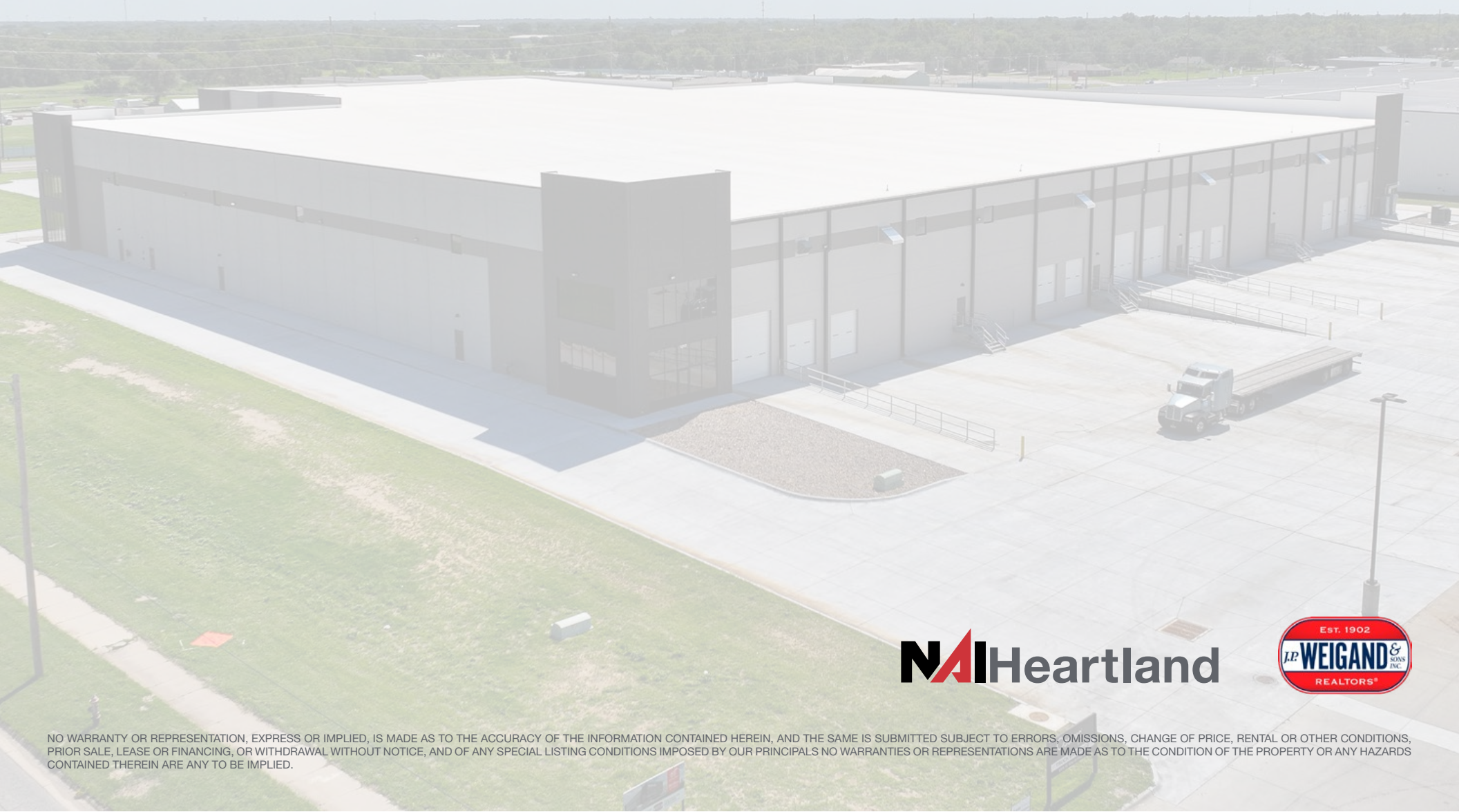
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