

COMOTARA WAREHOUSE

9180 E. 35th St., Suites 100 and 200
Wichita, KS 67226

FOR SUBLEASE



SUBLEASE RATE: \$5.75/SF, NNN

SITE SIZE

302,352 ± SF
(9.94 A)

BUILDING SIZE

102,424 ± SF

Suites 100-200: 51,212 ± SF

Office: 6,619 ± SF

Warehouse: 44,593 ± SF

TOTAL AVAILABLE SPACE

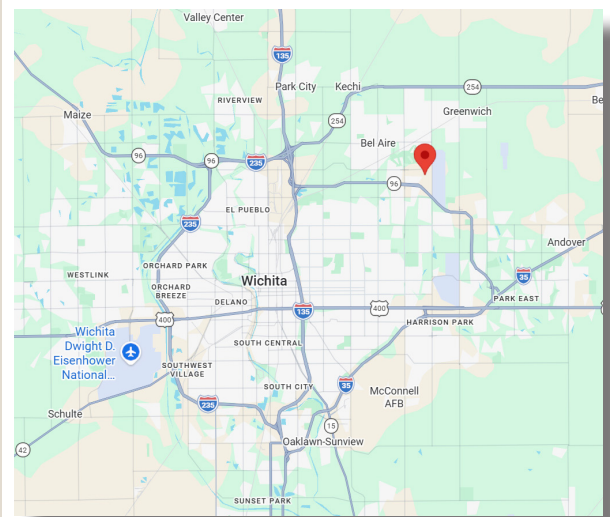
OVERHEAD DOORS

2 - 12' X 12'

DOCK DOORS

6 w/ Seal and
Air Bag Levelers

EST. NNN's: \$2.21/SF



ZONING

Limited Industrial

CLEAR HEIGHT

30' - 34'

2025 TAXES (\$0.96/SF):

General: \$98,652.74

Specials: \$60.00

YEAR BUILT

2018

SPRINKLERED

ESFR

HIGHLIGHTS

- Office/Warehouse space available for sublease.
- Comotara Industrial Park.
- 95% high efficiency HVAC in office.

CONSTRUCTION

Tilt-up concrete

PARKING

100 ± (Entire property)

COLUMN SPACING

100' X 50'

FLOOR THICKNESS

8" warehouse

POWER

400A, 480V, 3-Phase



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered By:

BRADLEY TIDEMANN, SIOR

Tidemann Real Estate

316-650-8853

Bradley@TidemannRE.com

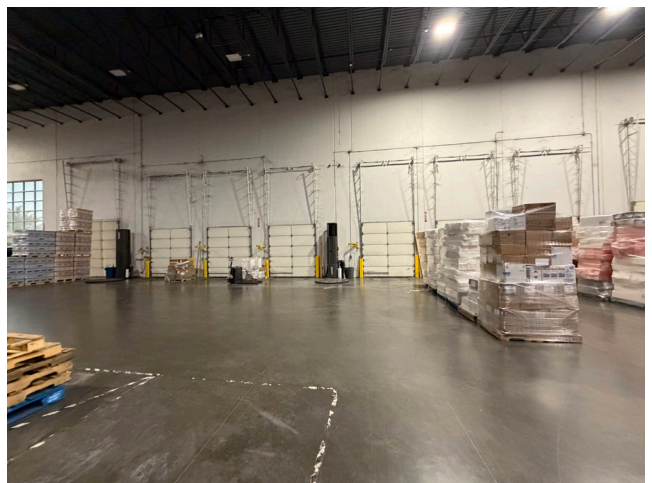
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INTERIOR IMAGES



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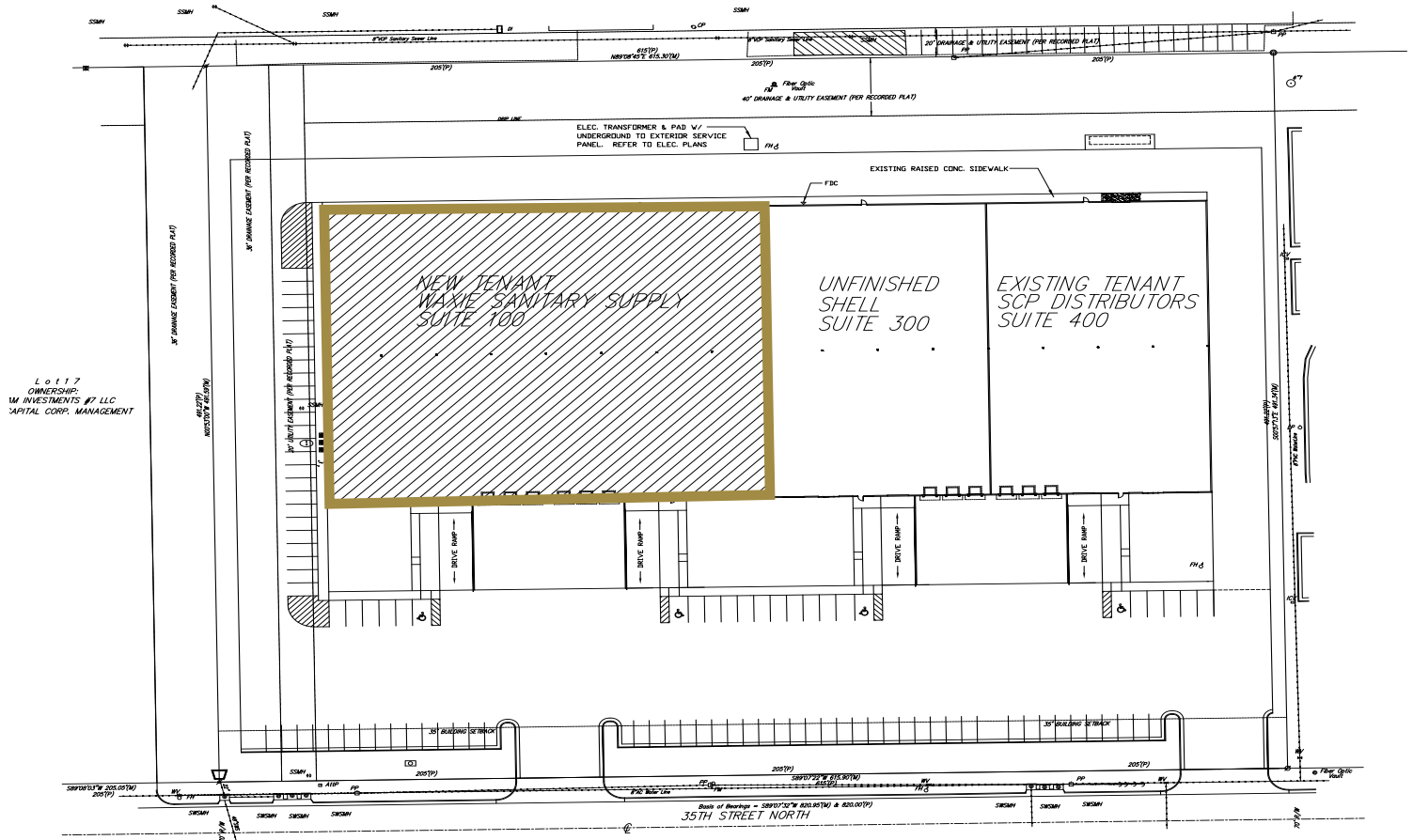
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SITE PLAN



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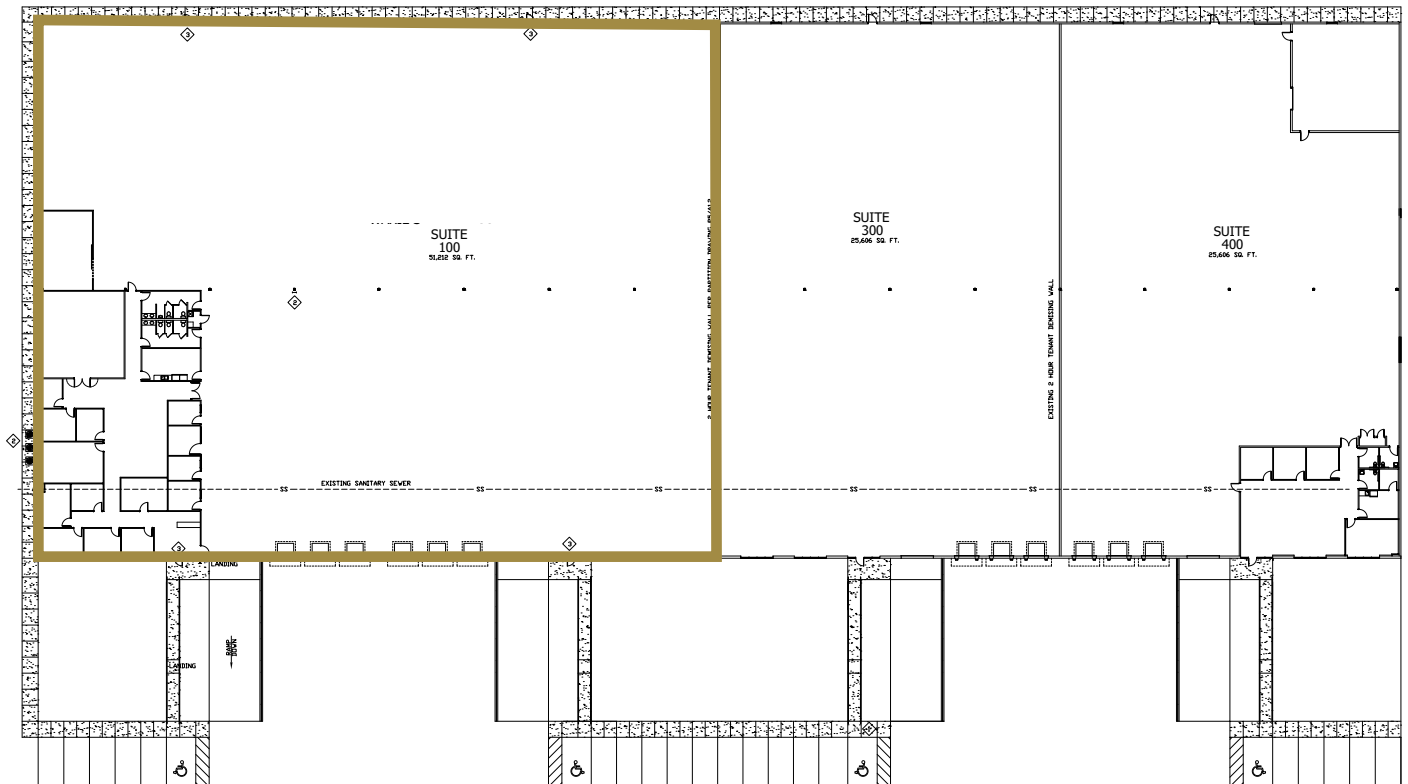
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FLOOR PLAN



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