

# FOR SALE

811 E. Waterman  
Wichita | KS 67202

**\$8,500,000**

**+/- 115,000 SF**



**\$46,740**  
AVERAGE  
HH INCOME  
(3 MILES)



**166,319**  
POPULATION  
(3 MILES)



**35**  
MEDIAN  
AGE



**16,740**  
TRAFFIC  
COUNT

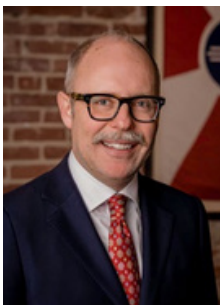
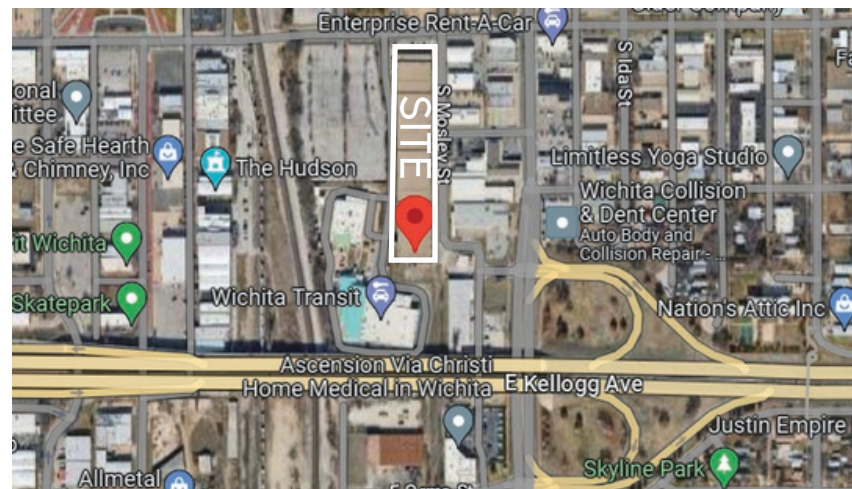
## HIGHLIGHTS

- On-site parking spaces.
- 14'-15' Ceiling Height
- Dock-high facility with indoor loading areas.
- Rare opportunity to acquire a large industrial building in the core of Wichita.
- Property presents immediate opportunity for warehousing with future repositioning capabilities.
- Strategically located at the confluence of major highways.
- Located near Cargill Protein Corporate HQ and the new Wichita Biomedical Campus.



## SPECIFICATIONS

AREA: +/- 3.15 acres  
ZONING: LIMITED INDUSTRIAL  
BUILDING IS DIVISIBLE



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