

FOR LEASE



18 ACRES ON 21ST

515 E 21st St N, Wichita, KS 67214

PROPERTY INFO



LAND AVAILABLE

18 Acres



BUILDING AVAILABLE

1,200 SF



LEASE RATE

Negotiable



LEASE TYPE

NNN



ZONING

General Industrial



HIGHLIGHTS

- Centrally located
- High visibility
- Coinvent access to I-35
- Can be fenced
- Great for laydown material

CONTACT

KEITH STEVENS | ☎ 316-644-7372 | kstevens@insitere.com

InSite
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608 W DOUGLAS AVE, WICHITA KS
INSITERE.COM | 316-618-1100

AREA NEIGHBORS



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- Wichita Concrete Pipe
- Johnson Controls
- Mahaney Group
- Bartlett
- Pearson Construction, LLC
- Conco Construction
- Kansas Gas Service
- Countryside Lawn & Tree Care
- Perfekta Inc
- AMR Steel and Supply
- LKQ Pick Your Part
- Tropics Lounge
- Emprise Bank
- QuikTrip
- Kwik Shop

DEMOGRAPHICS

3 mile radius

POPULATION

44,948

NO. OF BUSINESSES

1,434

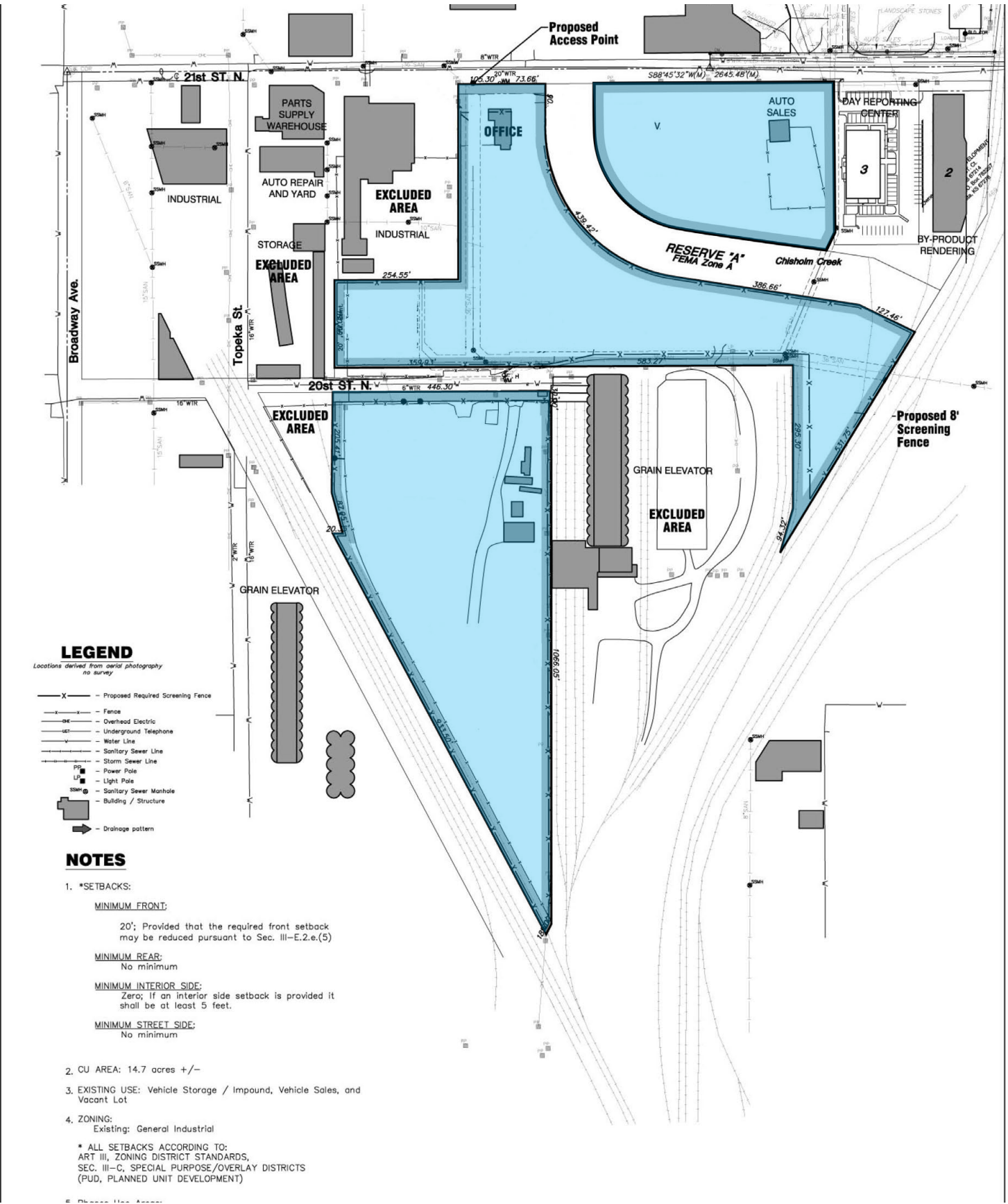
TRAFFIC COUNT

12,884 (21st St)

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SITE PLAN



LEGEND

Locations derived from aerial photography
no survey

- X - Proposed Required Screening Fence
- - - - - Fence
- OE - Overhead Electric
- UT - Underground Telephone
- W - Water Line
- SS - Sanitary Sewer Line
- SS - Storm Sewer Line
- PP - Power Pole
- LP - Light Pole
- SMH - Sanitary Sewer Manhole
- - Building / Structure
- - Drainage pattern

NOTES

1. *SETBACKS:

MINIMUM FRONT:

20'; Provided that the required front setback may be reduced pursuant to Sec. III-E.2.e.(5)

MINIMUM REAR:

No minimum

MINIMUM INTERIOR SIDE:

Zero; If an interior side setback is provided it shall be at least 5 feet.

MINIMUM STREET SIDE:

No minimum

2. CU AREA: 14.7 acres +/-

3. EXISTING USE: Vehicle Storage / Impound, Vehicle Sales, and Vacant Lot

4. ZONING:

Existing: General Industrial

* ALL SETBACKS ACCORDING TO:
ART III, ZONING DISTRICT STANDARDS,
SEC. III-C, SPECIAL PURPOSE/OVERLAY DISTRICTS
(PUD, PLANNED UNIT DEVELOPMENT)

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