


# INDUSTRIAL – UNDER CONSTRUCTION

Webb & 53rd St. N., E of NEc | Bel Aire, KS  
SALE PRICE \$14,000,000.00

## BAYSIDE INDUSTRIAL PARK



 **BUILDING ALSO AVAILABLE FOR LEASE.**  
Scan Code for Details.

**SITE SIZE**  
9.90 A

**BUILDING SIZE**  
176,000 SF±

**AVAILABLE SF**  
176,000 SF±

**ZONING**  
M-1, MANUFACTURING

**CEILING HEIGHT**  
30'

**YEAR BUILT**  
NEW CONSTRUCTION

**CONSTRUCTION**  
PRE-ENGINEERED METAL

**PARKING**  
AMPLE

**SPRINKLED**  
YES

**DOCK DOORS**  
20 - 9'X10'

**OVERHEAD DOORS**  
2 - 14'X14'

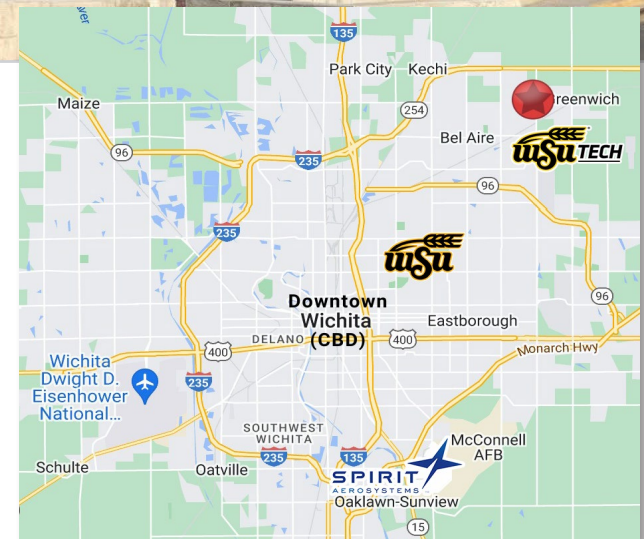
**COLUMNS**  
50'X80'

**POWER**  
480V, 3-PHASE

**2023 TAXES (PRE-CONSTRUCTION)**  
GENERALS: \$58.40 SPECIALS: \$4,078.25

**PROPERTY HIGHLIGHTS**

- Under construction!
- Industrial building for sale in Bayside Industrial Park Bel Aire, Kansas.
- First planned office/warehouse in the Park.
- Anticipated completion – 4th QTR 2024.
- Close proximity to Highway 254 via Webb or Greenwich Rd. and other major arterials in Sedgwick County.
- Aggressive State and Local incentive opportunities.



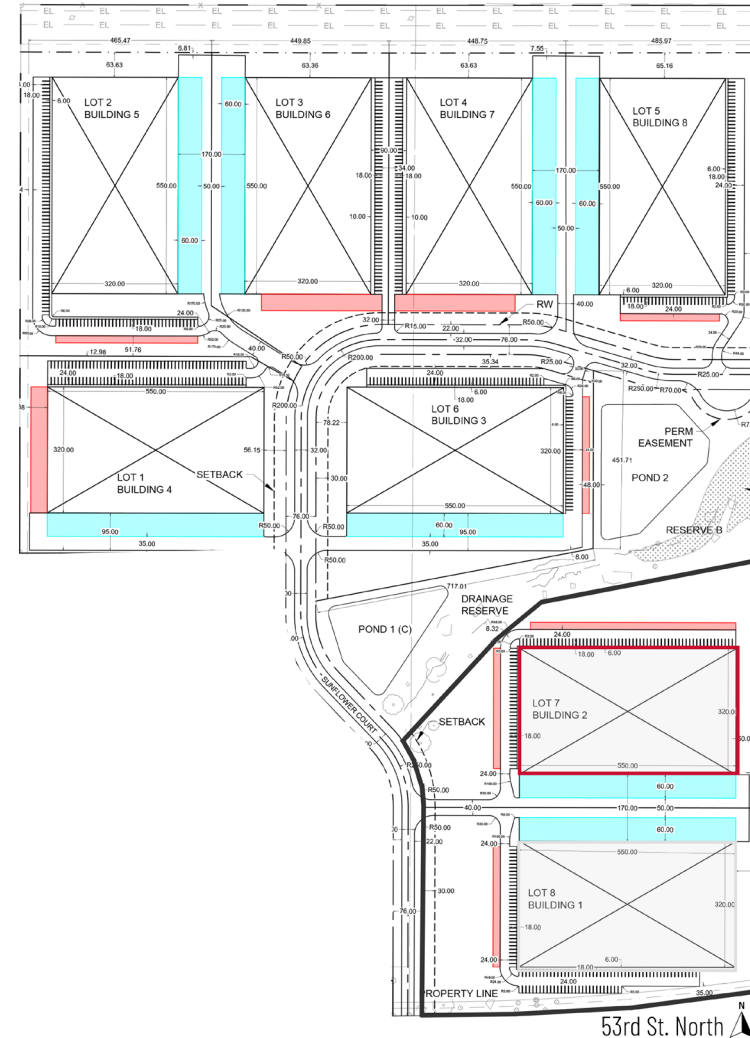
Offered by: **Whitney Vliet Ward**  
316-292-3900 | wward@weigand.com

**Bradley Tidemann, SIOR**  
316-650-8853 | btidemann@weigand.com

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## PLAT | SITE PLAN



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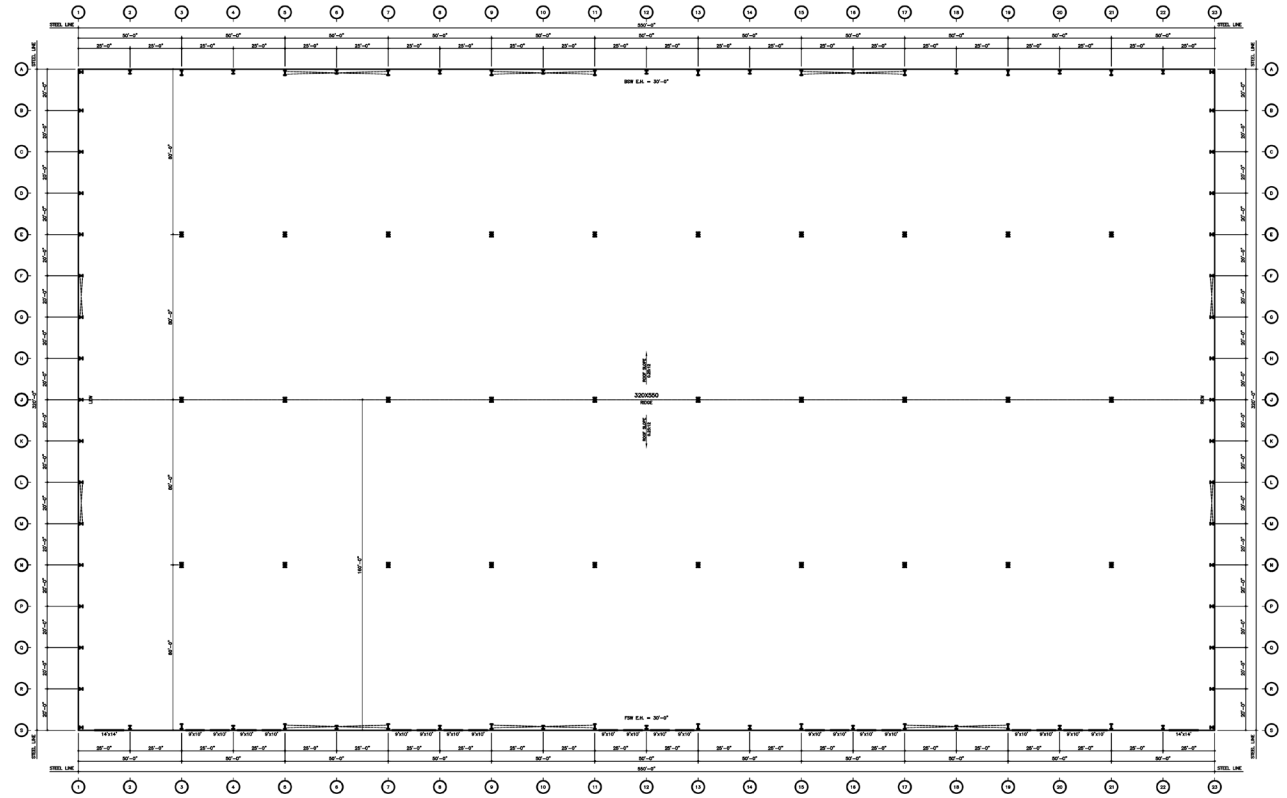
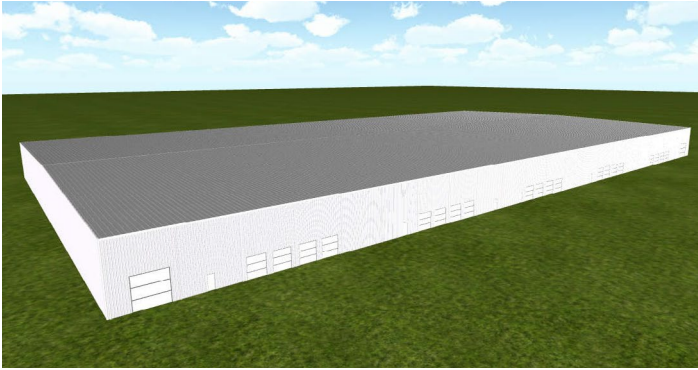
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## FLOOR PLAN



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