

- BUILDING A (215,135 SF) - AVAILABLE NOW
- BUILDING B (215,135 SF) - AVAILABLE Q4
- BUILD-TO-SUIT (UP TO 600,000 SF)
- 100% TAX ABATEMENT



STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



ASPEN FUNDS

NAIHeartland **NAI**Martens

NEC 53RD ST & WEBB RD • BEL AIRE, KANSAS

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PARK DETAILS

SUNFLOWER COMMERCE PARK

Sunflower Commerce Park is located in Bel Aire, Kansas. This development project offers unparalleled highway access and seamless connectivity to the Wichita Metro. The first speculative building was delivered Q3 of 2025, with the second building expected to be complete in Q4 of 2026.



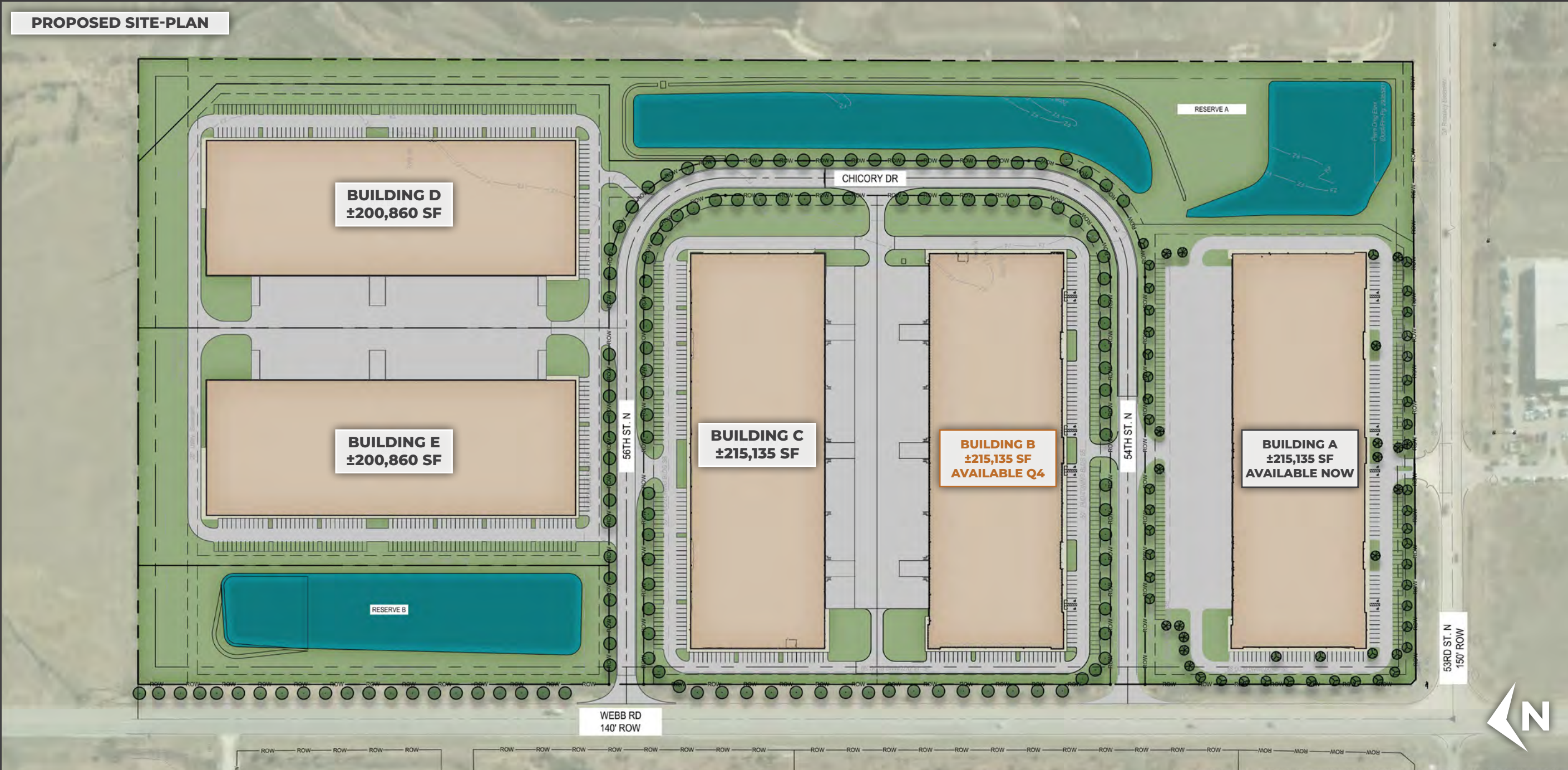
DRIVE TIMES

1 MILE
HIGHWAY 254

2.7 MILES
K-96

7 MILES
INTERSTATE 135

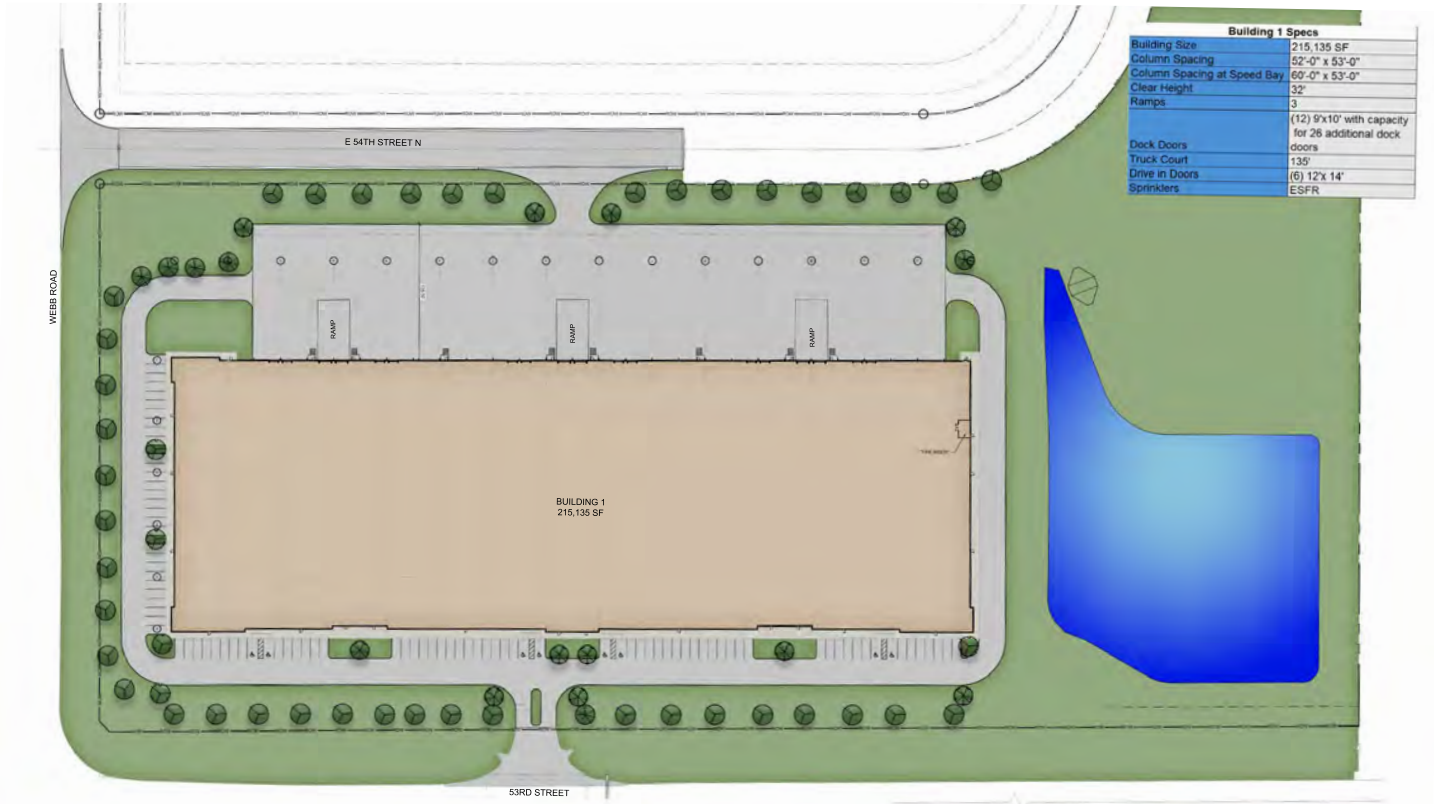
8 MILES
INTERSTATE 35



BUILDING A SPECIFICATIONS

SUNFLOWER COMMERCE PARK

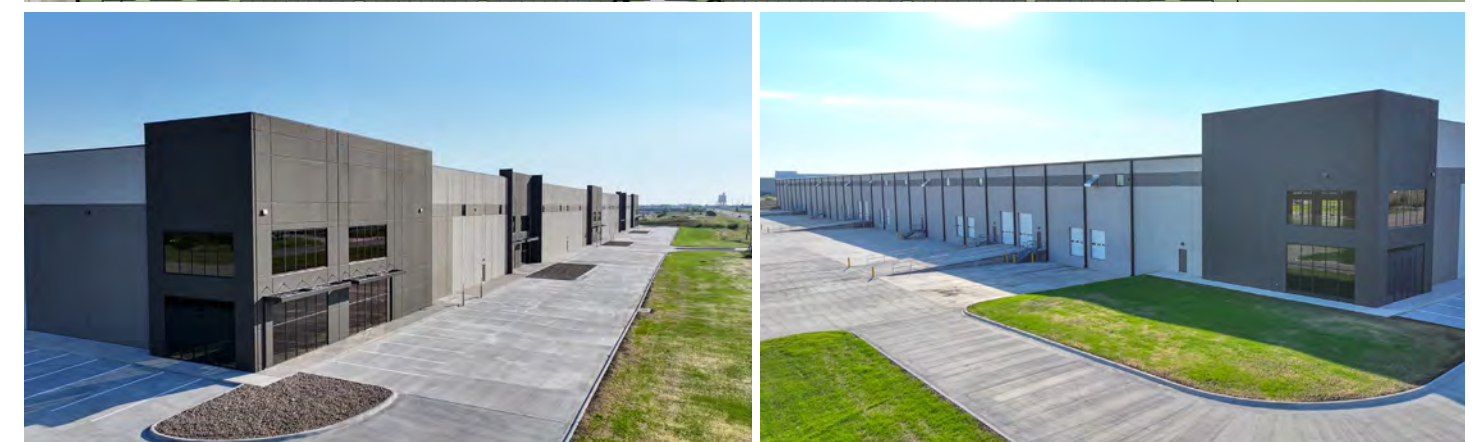
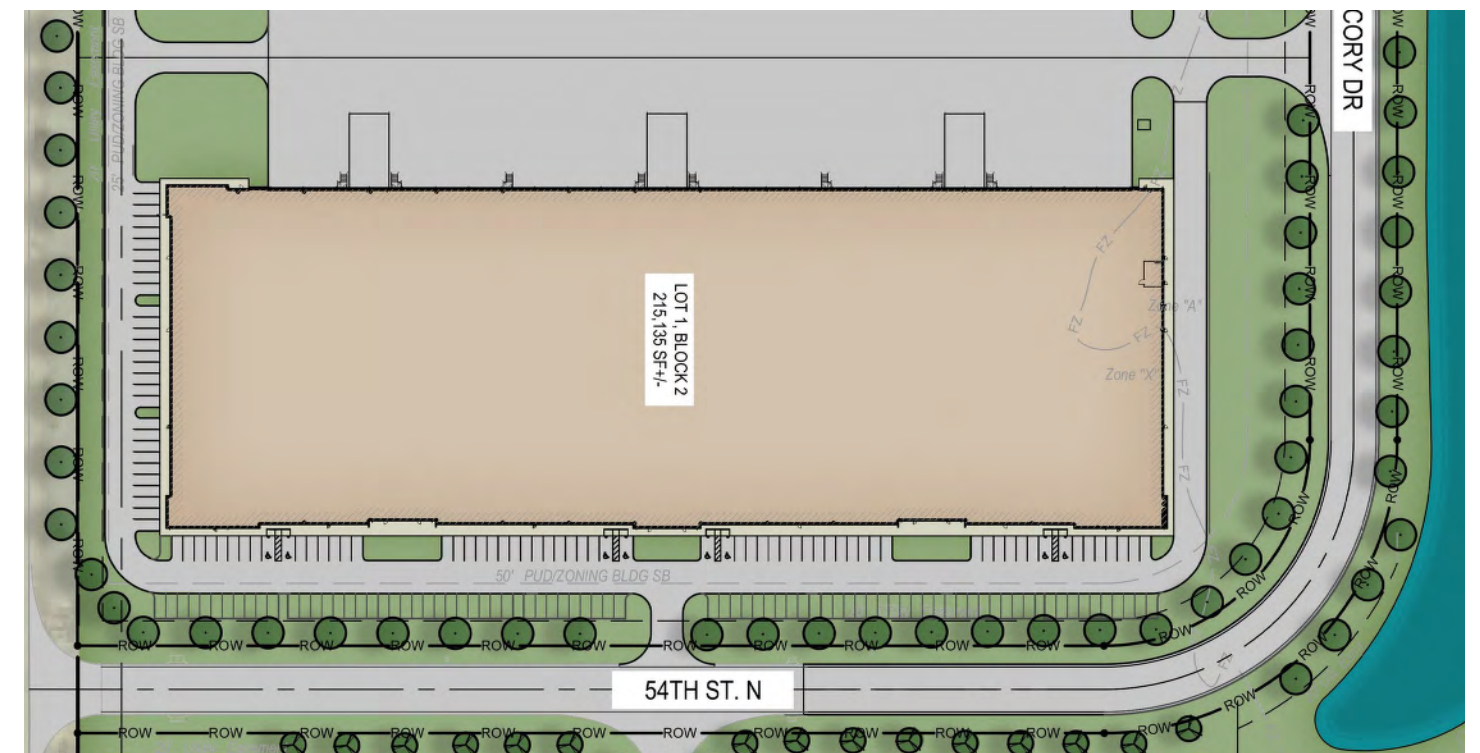
BUILDING SIZE:	215,135 SF
CLEAR HEIGHT:	32'+
POWER:	1600 Amps / 3-Phase / 480 Volt (additional power available)
LOADING:	12 - 9'x10' Dock Doors 6 - 12'x14' Drive-in Doors (Additional 26 Docks can be added)
COLUMN SPACING:	52'x53' with 60' Speed Bay
CONSTRUCTION:	Concrete Tilt
CONCRETE THICKNESS:	6" with Woven Wire Mesh
ROOF:	60mil TPO
LIGHTING:	LED
AVAILABILITY:	Available Now
HIGHWAY ACCESS:	I-35, I-135, Hwy 254, K-96
SPRINKLER:	ESFR
TRAILER COURT DEPTH:	135'+ Deep
TAX ABATEMENT:	100% (Years 1-5) 75% (Years 6-10)
ESTIMATED NETS:	\$0.30 CAM \$0.32 Insurance



BUILDING B SPECIFICATIONS

SUNFLOWER COMMERCE PARK

BUILDING SIZE:	215,135 SF
CLEAR HEIGHT:	32'+
POWER:	1600 Amps / 3-Phase / 480 Volt (additional power available)
LOADING:	12 - 9'x10' Dock Doors 6 - 12'x14' Drive-in Doors (Additional 26 Docks can be added)
COLUMN SPACING:	52'x53' with 60' Speed Bay
CONSTRUCTION:	Concrete Tilt
CONCRETE THICKNESS:	6" with Woven Wire Mesh
ROOF:	60mil TPO
LIGHTING:	LED
AVAILABILITY:	Q4 of 2026
HIGHWAY ACCESS:	I-35, I-135, Hwy 254, K-96
SPRINKLER:	ESFR
TRAILER COURT DEPTH:	135'+ Deep
TAX ABATEMENT:	100% (Years 1-5) 75% (Years 6-10)
ESTIMATED NETS:	\$0.30 CAM \$0.32 Insurance



*PHOTOS OF BUILDING A



PROPOSED FACILITY

INTEGRA
TECHNOLOGIES
An Employee Owned Company

SUNFLOWER
COMMERCE PARK

WICHITA NORTHEAST
MAGNET SCHOOL
STEM EMPHASIS
18TH BEST HIGH SCHOOL IN KS

EPIC
SPORTS

amazon

Wichita
hoops

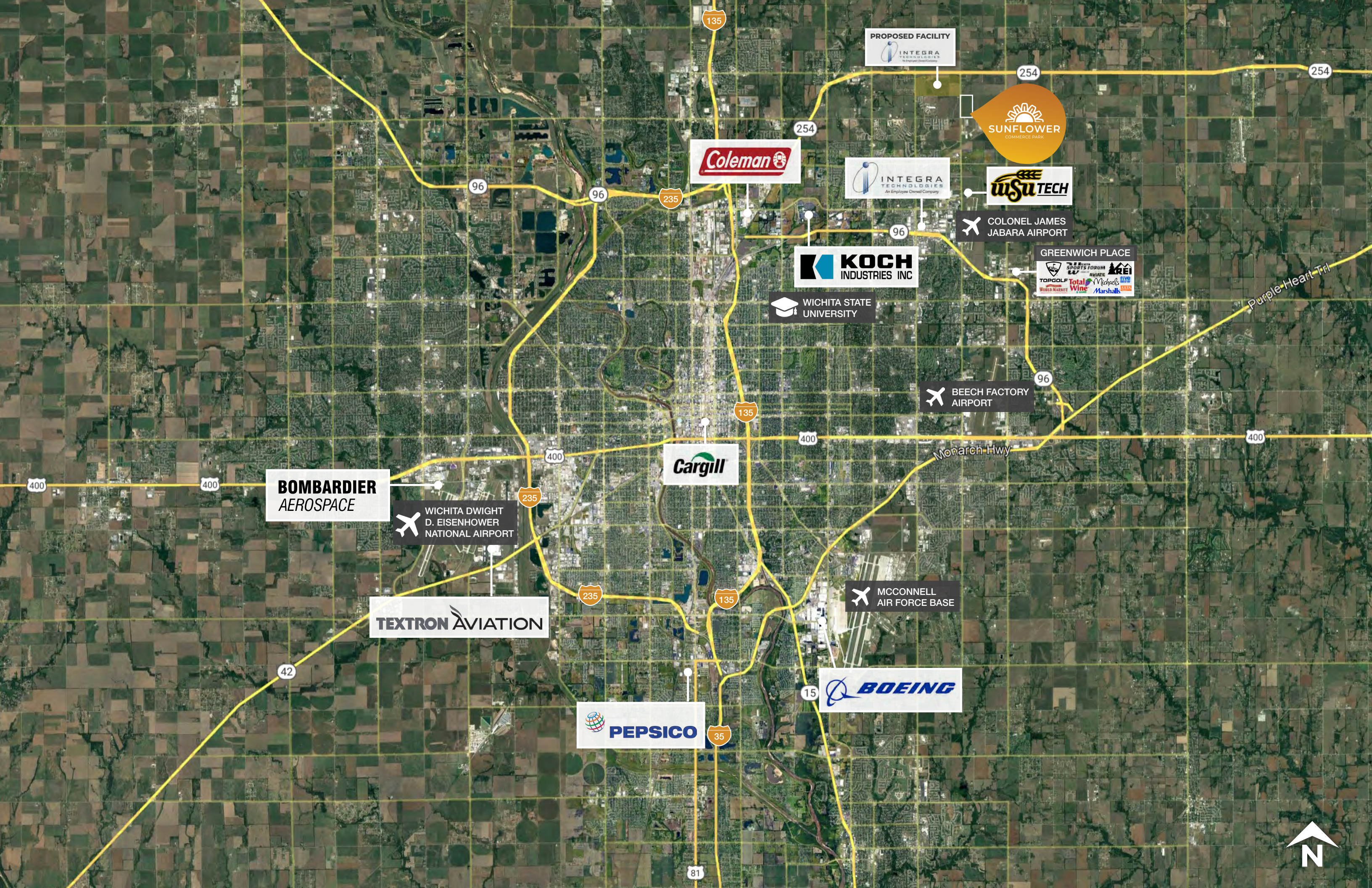
NORDIC STONE

FedEx
Ground

UNION
PACIFIC
PRIORITY
RAIL LINE

EMPIRE
WALL SYSTEMS INC.





PROPOSED FACILITY
INTEGRA
TECHNOLOGIES
An Employee Owned Company

SUNFLOWER
COMMERCE PARK

wsuTECH

COLONEL JAMES
JABARA AIRPORT

KOCH
INDUSTRIES INC

WICHITA STATE
UNIVERSITY

GREENWICH PLACE
TOPGOLF
Total Wine
World Market
Michael's
Marshalls
KREI
Kwik
Dollar

BEECH FACTORY
AIRPORT

Cargill

BOMBARDIER
AEROSPACE

WICHITA DWIGHT
D. EISENHOWER
NATIONAL AIRPORT

TEXTRON AVIATION

MCCONNELL
AIR FORCE BASE

PEPSICO

BOEING



DRIVE TIME MAP

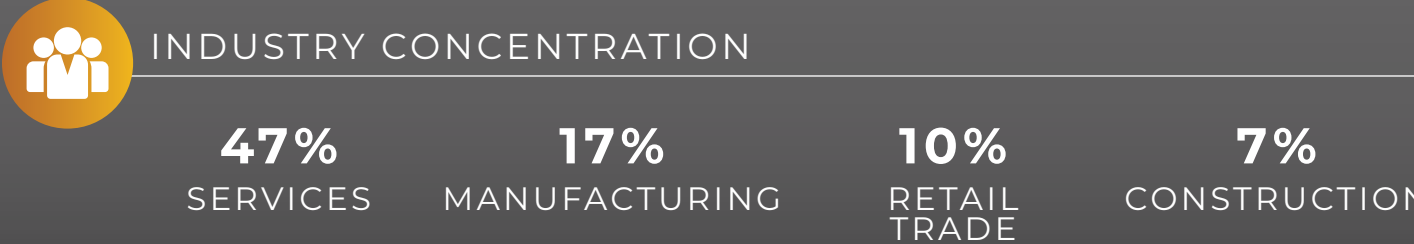
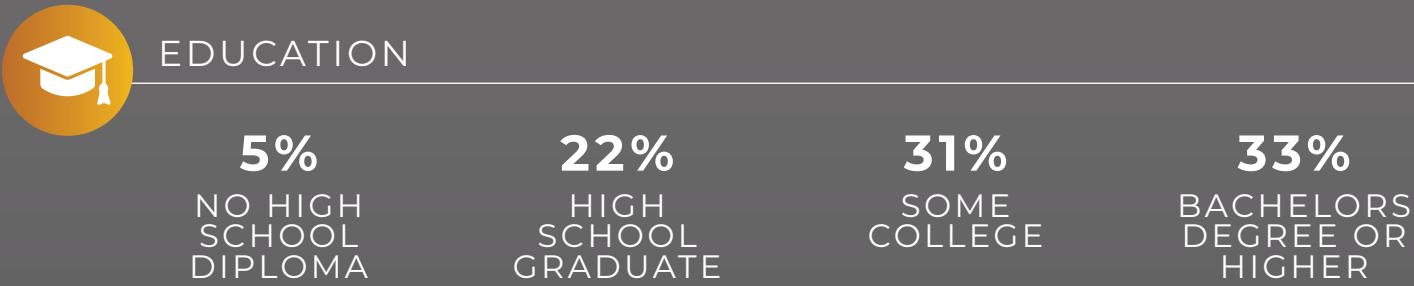
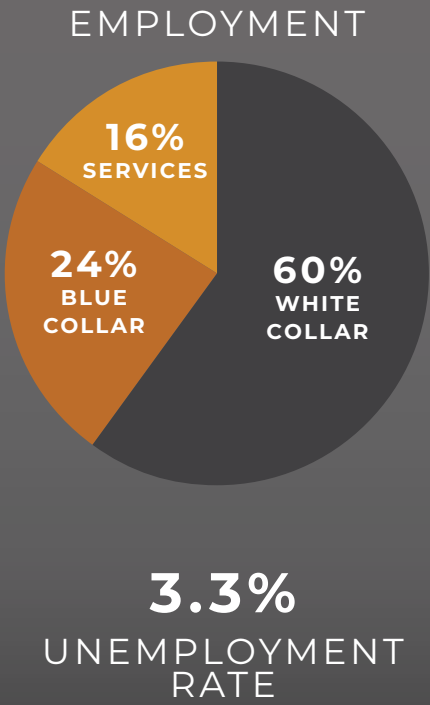
SUNFLOWER COMMERCE PARK

KANSAS CITY:	2 Hrs 33 Mins
OKLAHOMA CITY:	2 Hrs 32 Mins
TULSA:	2 Hrs 41 Mins
DALLAS / FORT WORTH:	5 Hrs 47 Mins
DENVER:	7 Hrs 19 Mins
CHICAGO:	10 Hrs 5 Mins



DEMOGRAPHICS

WICHITA, KS MSA



FLOOR PLAN

SUNFLOWER COMMERCE PARK



NAI Heartland

NAI Martens

ASPEN FUNDS®

WHY WICHITA MSA?

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



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



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



BEL AIRE IS ONE OF
THE **FASTEST GROWING**
CITIES IN THE REGION
AND STATE



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



**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.



KANSAS' **COMMERCIAL
ENERGY RATES** ARE
7.3% BELOW THE
NATIONAL AVERAGE



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



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



SUNFLOWER

COMMERCE PARK

BUILDING A (215,135 SF) - AVAILABLE NOW | BUILDING B (215,135 SF) - AVAILABLE Q4 | BUILD-TO-SUIT (UP TO 600,000 SF) | 100% TAX ABATEMENT

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