

SITE

OFFICE/WAREHOUSE WITH DOCK

FOR LEASE 8021 E. MARION RD., SUITE 101, WICHITA, KS 67210

BASE RENT \$7.25/SF (+ CAM)
ESTIMATED CAM \$0.75/SF

AVAILABLE SF
SUITE 101: 12,500± SF

SITE SIZE
110,506± SF (2.54± A)

BUILDING SIZE
35,000± SF

YEAR BUILT
1998

ZONING
LI - LIMITED INDUSTRIAL
AFBPO - AIRFORCE BASE
PROTECTIVE OVERLAY

DOORS
1 DOCK DOOR (8'X9')
2 GRADE LEVEL
(12'X14' & 16'X16')

POWER
3-PHASE

CEILING HEIGHT
22'

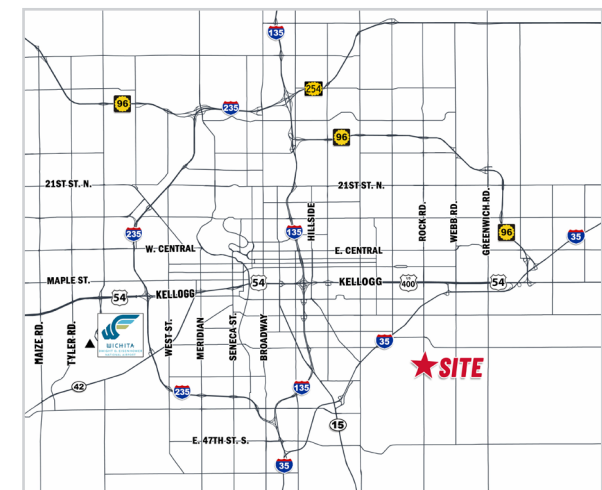
PARKING
36 (ENTIRE BLDG.)

SPRINKLED
WET

CONSTRUCTION
METAL ON STEEL

PROPERTY HIGHLIGHTS

- Well maintained multi-tenant office/warehouse.
- Dock and drive-in loading.
- Located 2.4 miles south of US-54/400/Kellogg near McConnell AFB.



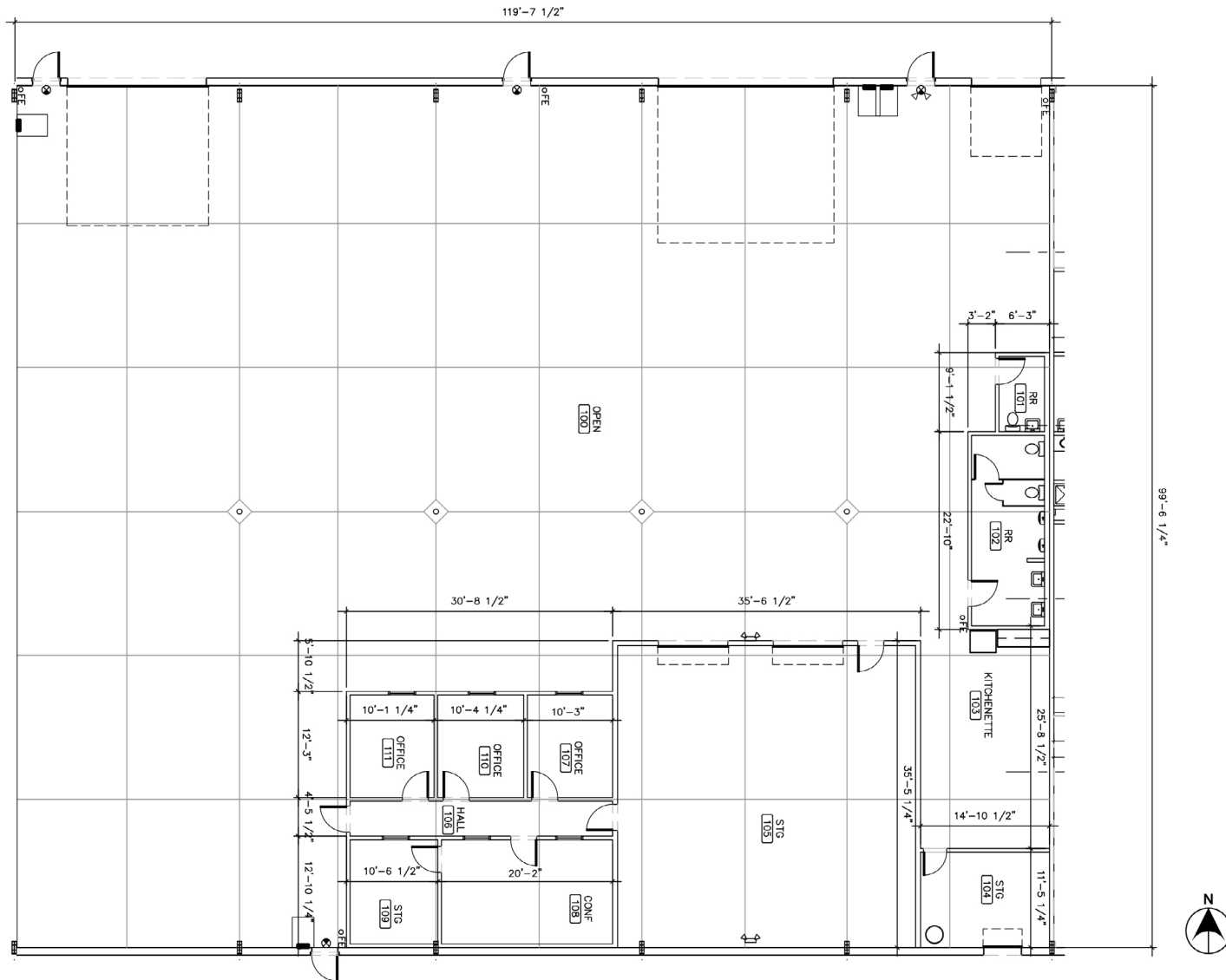
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WEIGAND
COMMERCIAL

FLOOR PLAN

SUITE 101



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Weigand Real Estate - Commercial

Office: 316-262-6400

Weigand.com

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AERIAL VIEW



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