



# BAYSIDE INDUSTRIAL PARK BUILDING 2

5447 N. SUNFLOWER CT., BEL AIRE, KS 67226

**FOR SALE OR LEASE**

**CONTACT BROKER**

**SITE SIZE**  
7.75 A±

**BUILDING SIZE**  
152,708 SF±

**AVAILABLE SF**  
50,902 - 152,708 SF±

**CONCRETE**  
6" - 7"

**FIRE PUMP**  
1500 GPM, 100 PSI ELECTRIC

**ZONING**  
M-1, MANUFACTURING

**YEAR BUILT**  
APRIL 2026

**CONSTRUCTION**  
PRE-ENGINEERED  
METAL

**PARKING**  
153 SPACES  
FULLY LIT

**SPRINKLED**  
VICTAULIC ESFR 25.2K

**POWER**  
480V, 3-PHASE

**CEILING HEIGHT**  
32' - 33.4'

**DOCK DOORS**  
14 - 9'X10'

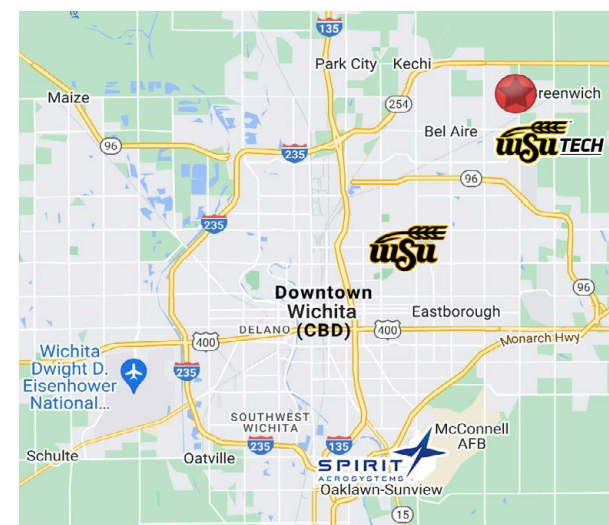
**OVERHEAD DOORS**  
4 - 14'X14'

**COLUMN SPACING**  
75'

**2025 TAXES**  
GENERALS: \$8.40  
SPECIALS: \$4,084.75  
\*10-year tax abatement  
through the City of Bel Aire

**PROPERTY HIGHLIGHTS**

- Under construction! Second planned office/warehouse in the Park.
- Automatic door openers.
- Automatic airbag dock levelers.
- Drive-thru (east to west) for loading/unloading.
- Warehouse fully insulated.
- Aggressive State and Local incentives.
- Signage available on monument.
- Road east of property to be completed March 2027.



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INDUSTRIAL PARK™

## ADDITIONAL PHOTOS



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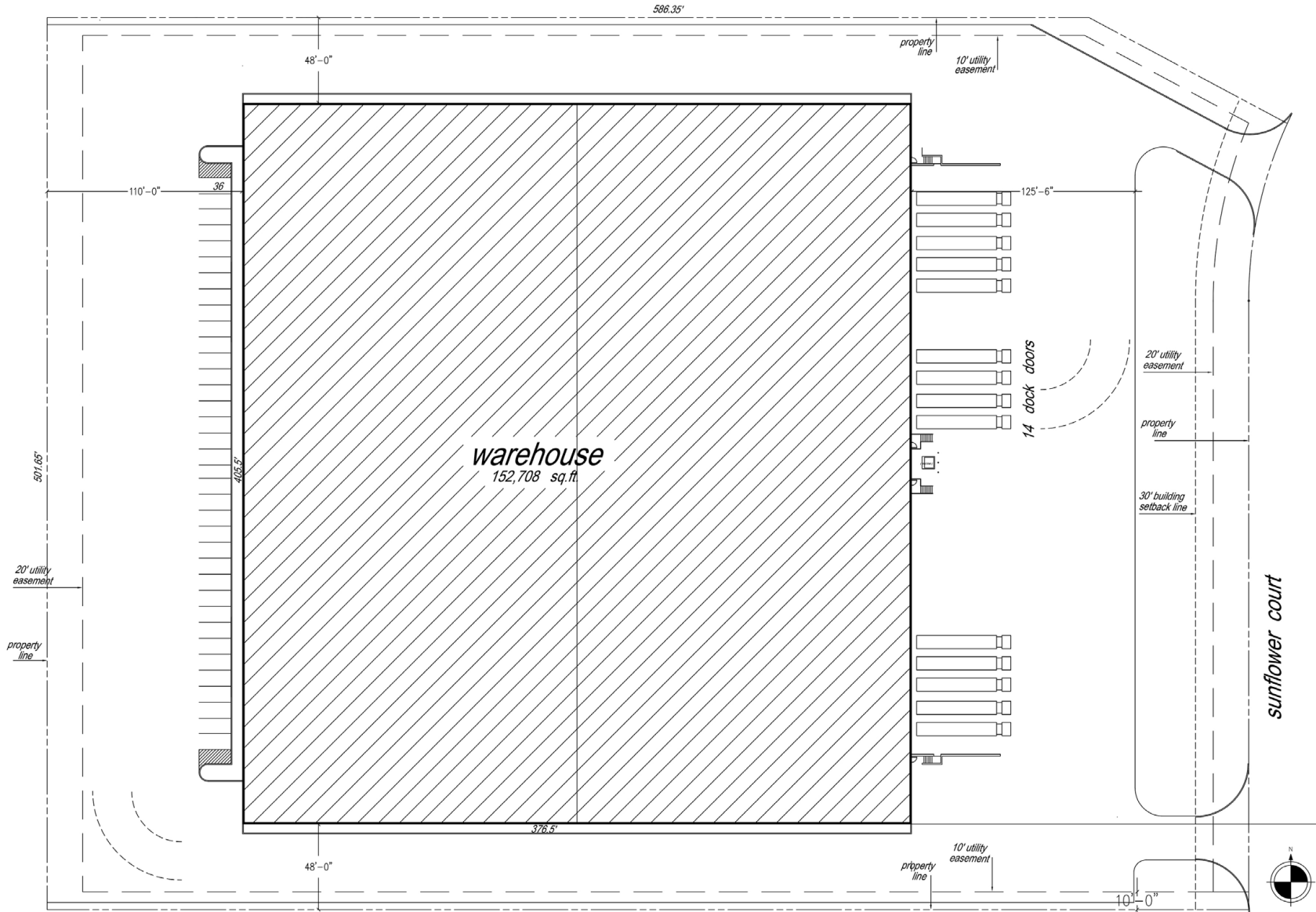
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## SITE PLAN

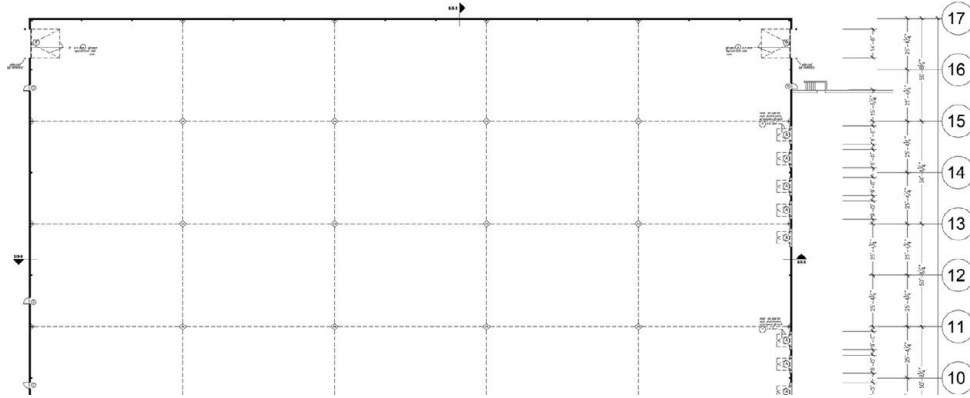
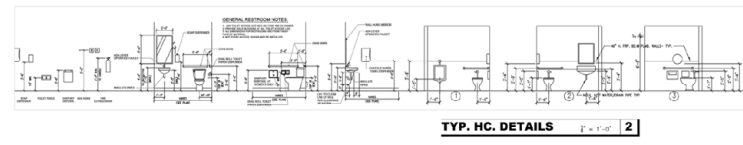
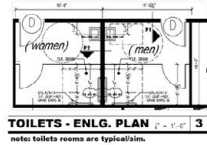


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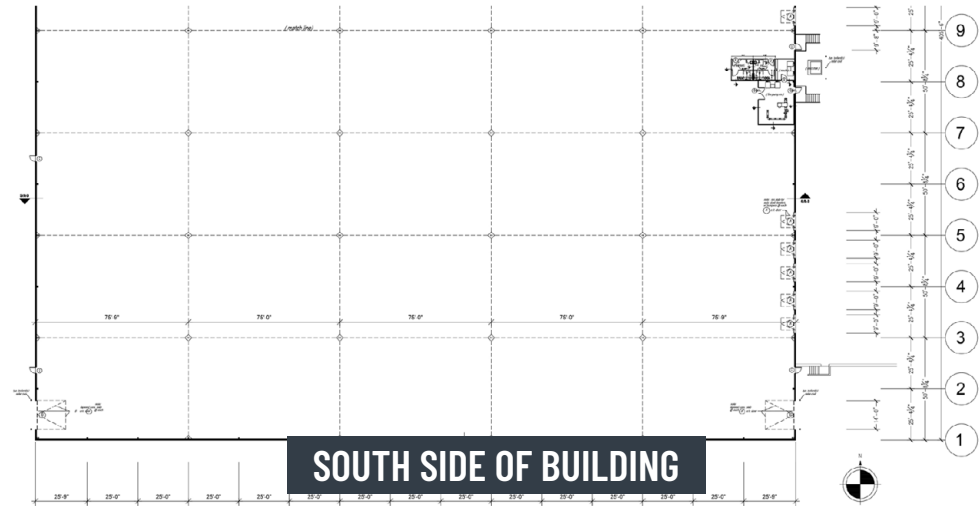
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## FLOOR PLANS



**NORTH SIDE OF BUILDING**



**SOUTH SIDE OF BUILDING**

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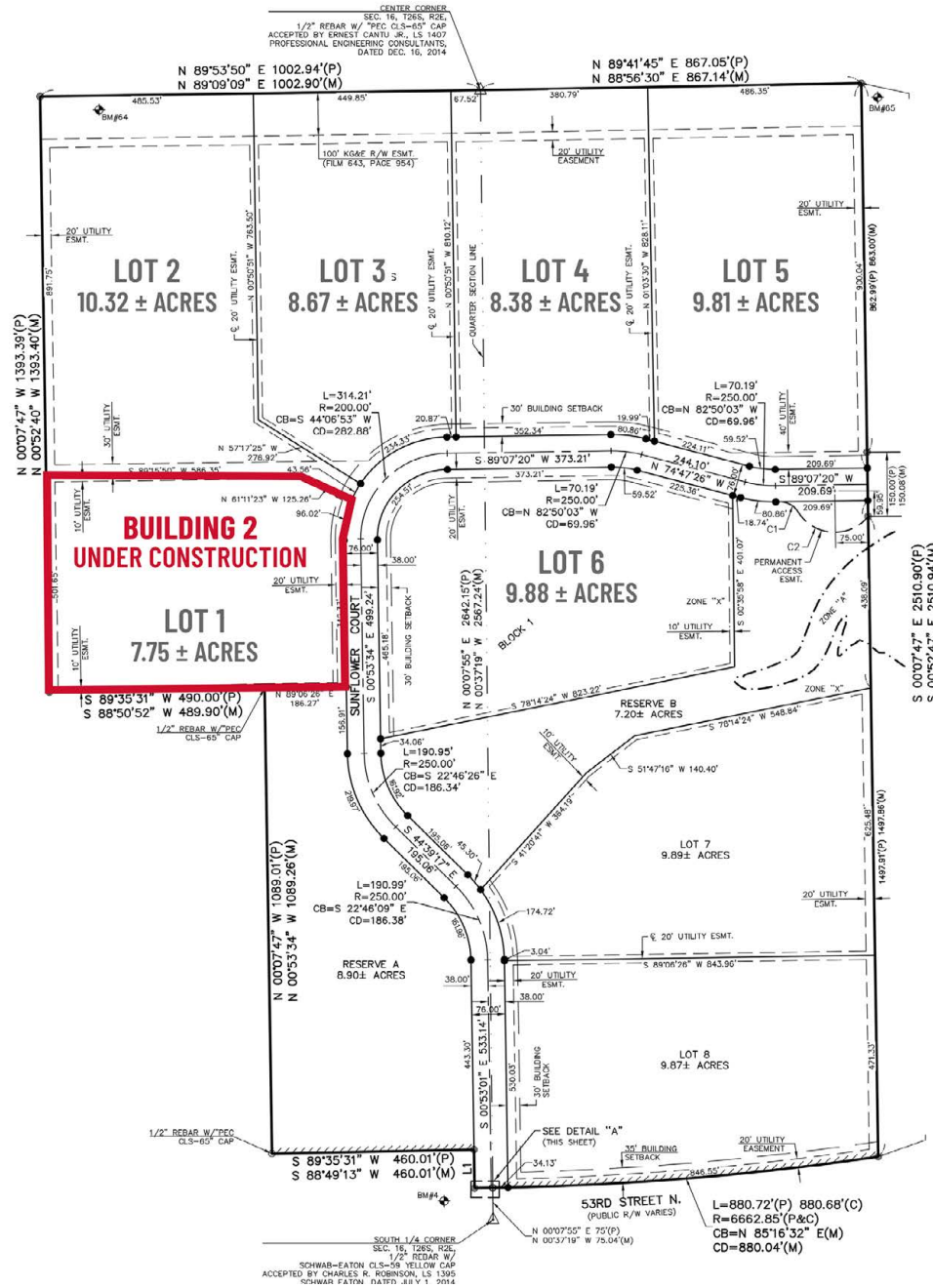


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## PLAT MAP



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## AERIAL VIEW



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