



Industrial Investment Opportunity

K-42 Business Park

2333 S. West Court, Wichita, Kansas

John Stafford, SIOR
Vice Chair
+1 816 556 1184
john.stafford@colliers.com

Jack Higgins
Senior Vice President
+1 816 556 1170
jack.higgins@colliers.com





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Executive Summary

Colliers Kansas City, as exclusive advisor to the Owner, is pleased to present the opportunity to acquire the 100% fee simple interest in K-42 Business Park (the “Property”), a well-located multi-tenant industrial/flex asset in Wichita, Kansas.

Developed in 2005, the Property has been professionally owned and maintained since inception and features a diversified tenant mix of industrial users. The Property’s professional management and maintenance have resulted in a stable operating history with consistently high occupancy and tenant retention. Currently, K-42 Business Park is 96.71% leased to 11 tenants, providing a stable in-place cash flow. In addition to the two buildings totaling 57,000 square feet, the Property includes a 1.88-acre truck lot that is currently leased to an existing tenant within the business park, offering an additional income stream.

Location Highlights

The portfolio consists of two industrial buildings totaling 57,000 square feet, along with a 1.88-acre truck lot situated on a 7.64-acre site near the intersection of S. West Street and W. Southwest Boulevard. The Property benefits from strong street visibility along S. West Street with immediate access to key transportation corridors, including I-235, K-42, and I-35. The ideal location provides efficient connectivity throughout the Wichita metro area and the I-35 Corridor, one of the Midwest’s primary distribution routes.

Building A	Building B	Truck Lot
<ul style="list-style-type: none"> • 15,000 square feet • Constructed in 2005 • Currently 87.50% occupied by 4 tenants • 4.4/1,000 SF parking ratio • 12’ clear height • Drive-in loading • Tenant sizes range from 2,250-3,750 SF 	<ul style="list-style-type: none"> • 42,000 square feet • Constructed in 2005 • Currently 100% occupied by 6 tenants • 1.97/1,000 SF parking ratio • 22’ clear height • Dock-high and drive-in loading vary by individual suites • Tenant sizes range from 4,500-10,300 SF 	<ul style="list-style-type: none"> • 1.88 acres • Fully paved, fenced, and lit

Investment Highlights



Offering Summary

- **Location:** The K-42 Business Park is located within Wichita's highly desirable Southwest industrial submarket, an area home to several aviation and aerospace manufacturers as well as national and regional transportation and logistics users. The Property benefits from immediate access to I-235 and K-42, both located approximately one-half mile away and accessible within a two-minute drive. I-235 supports traffic volumes of more than 40,000 vehicles per day. Additionally, the Property offers frontage along S. West Street with traffic counts exceeding 8,000 vehicles per day and quick access to W. Southwest Boulevard, which carries nearly 9,500 vehicles per day.
- **Multi-Tenant Offering:** 2 buildings and truck lot; 11 units; 57,000 SF total
- **Improvements:** With approximately 20% office finish between both buildings, K-42 Business Park has the ideal existing build out for professional service companies, showroom, and flex/light industrial users.
- **Current Occupancy:** 96%
- **WALT:** 2.37 years (mark-to-market upside opportunity on near term lease expirations)
- **NOI:** \$562,595 (in-place; upside NOI with vacancy lease up)
- **Attractive Annual Rent Increases**
- **Low Vacancy Submarket:** 2.6% vacancy for competing sized spaces in this submarket
- **Significant Barriers to Entry:**
 - Scarcity of small bay industrial product in this submarket
 - Lack of industrial land availability in this corridor
 - Substantial discount to replacement cost

Demographics



Total Population

1-mile	2,119
3-mile	53,119
5-mile	159,965



Household Income (Avg.)

1-mile	\$72,680
3-mile	\$64,400
5-mile	\$68,465



Median Age

1-mile	33.3
3-mile	35.6
5-mile	36.6



Daytime Population

1-mile	10,639
3-mile	75,844
5-mile	196,698

Terms of Sale

Ownership Entity

- PETRA 42West, LLC

Interest Offered

- 100 percent fee simple

Offering Price

- Unpriced

Offering Procedure

- Seller and agent will assess the qualifications of any party submitting a nonbinding letter of intent in accordance with seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the buyer to complete the transaction.

Guided Property Tours

- Property inspections will be made by appointment only and arranged through Colliers Kansas City. Inquiries should be directed to:

John Stafford sior
Vice Chair
+1 816 556 1184
Kansas City, MO
john.stafford@colliers.com

Jack Higgins
Senior Vice President
+1 816 556 1170
Kansas City, MO
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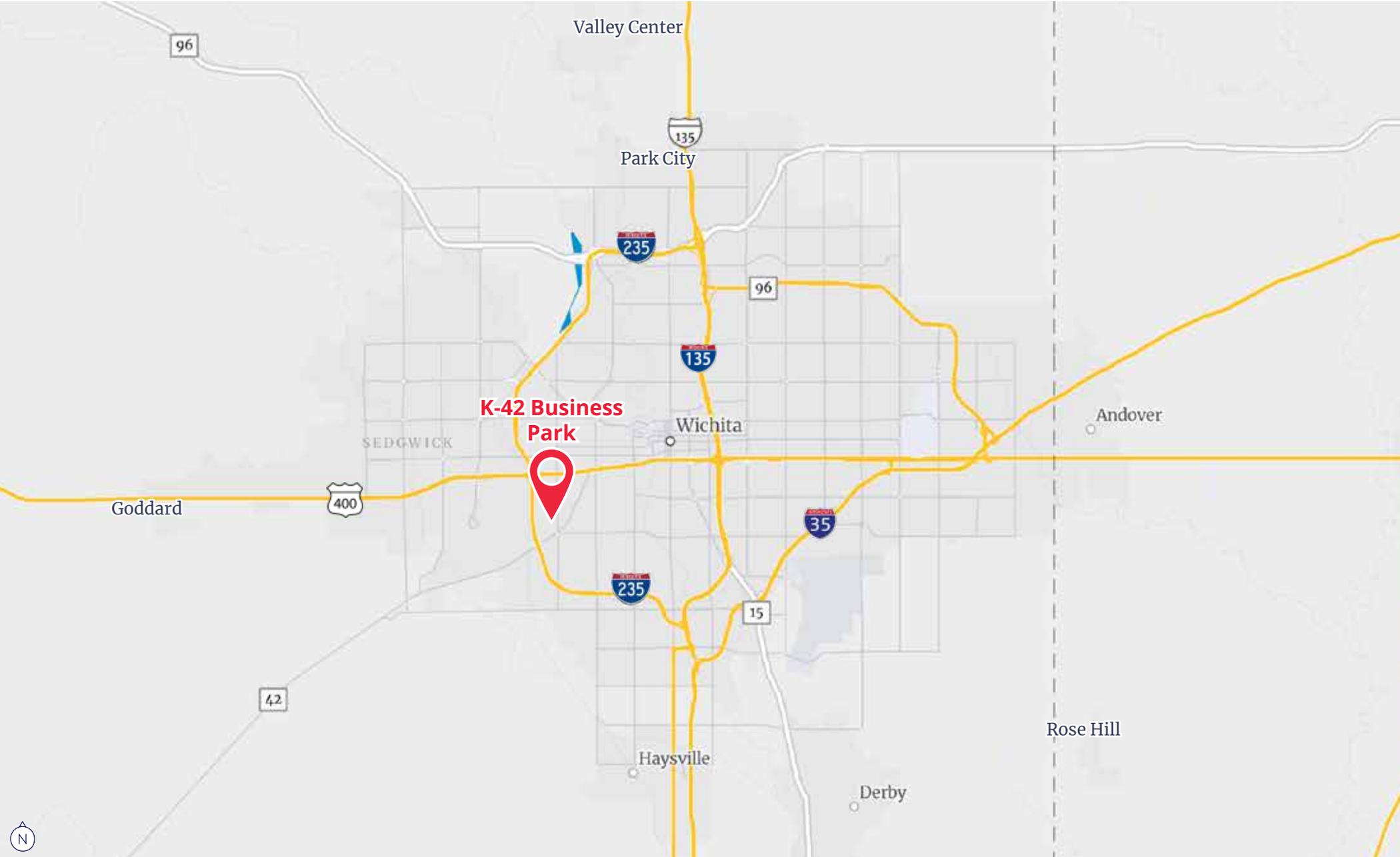
Property Overview



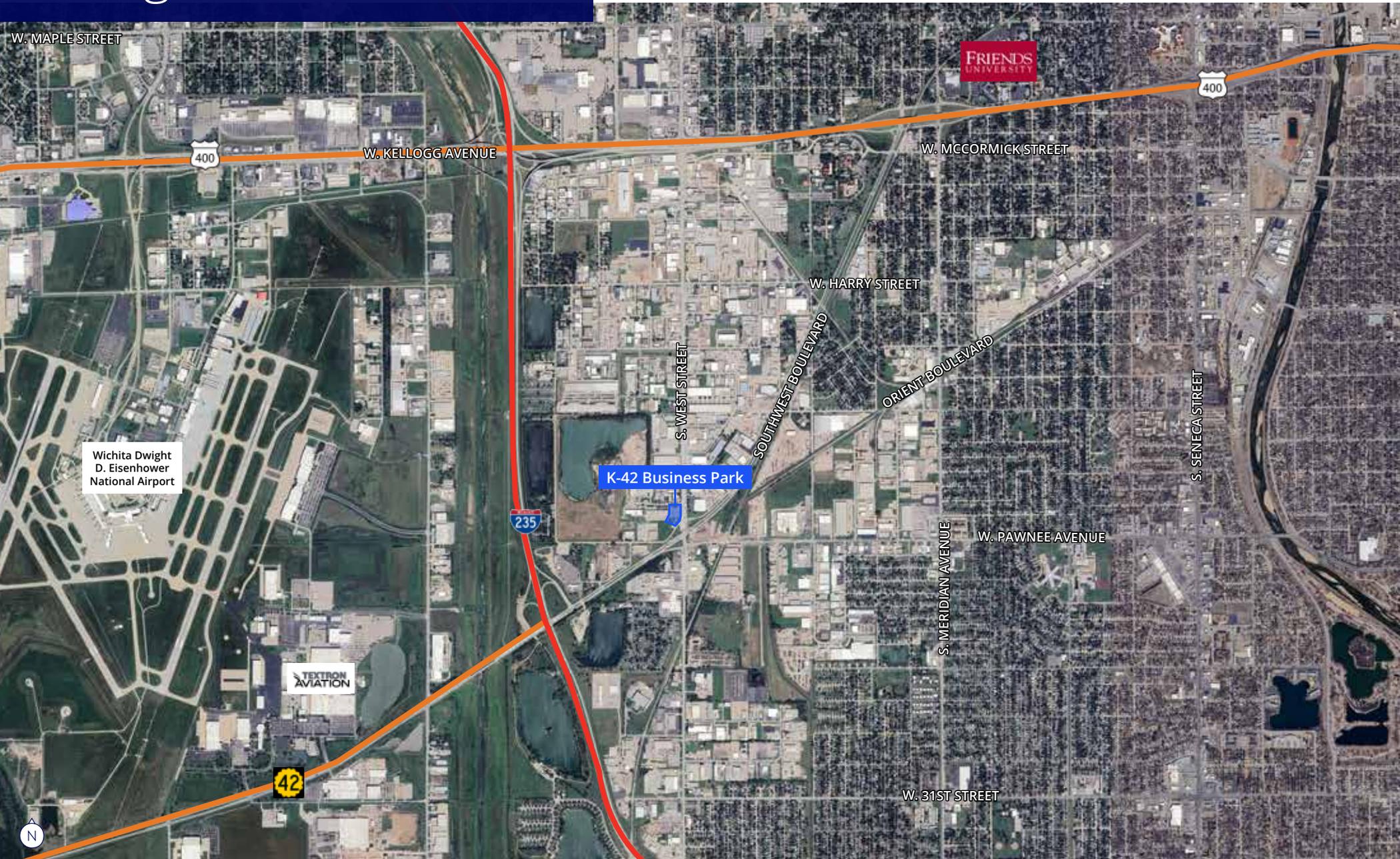
K-42 Business Park

Property Address	2333 S. West Court, Wichita, KS
Year Built	2005
Building Area	57,000 square feet (two buildings)
Building A	15,000 square feet
Building B	42,000 square feet
Land Area	7.64 acres
Zoning	Limited Industrial
Construction	Steel frame, insulated metal, brick facade
Parking Ratio	2.61/1,000 SF
Clear Height	Building A: 12' Building B: 22'
Dock-High Doors	10 (1 currently sealed)
Drive-In Doors	9 (2 ramped)
Roof	TBD
Sprinkler	Wet System

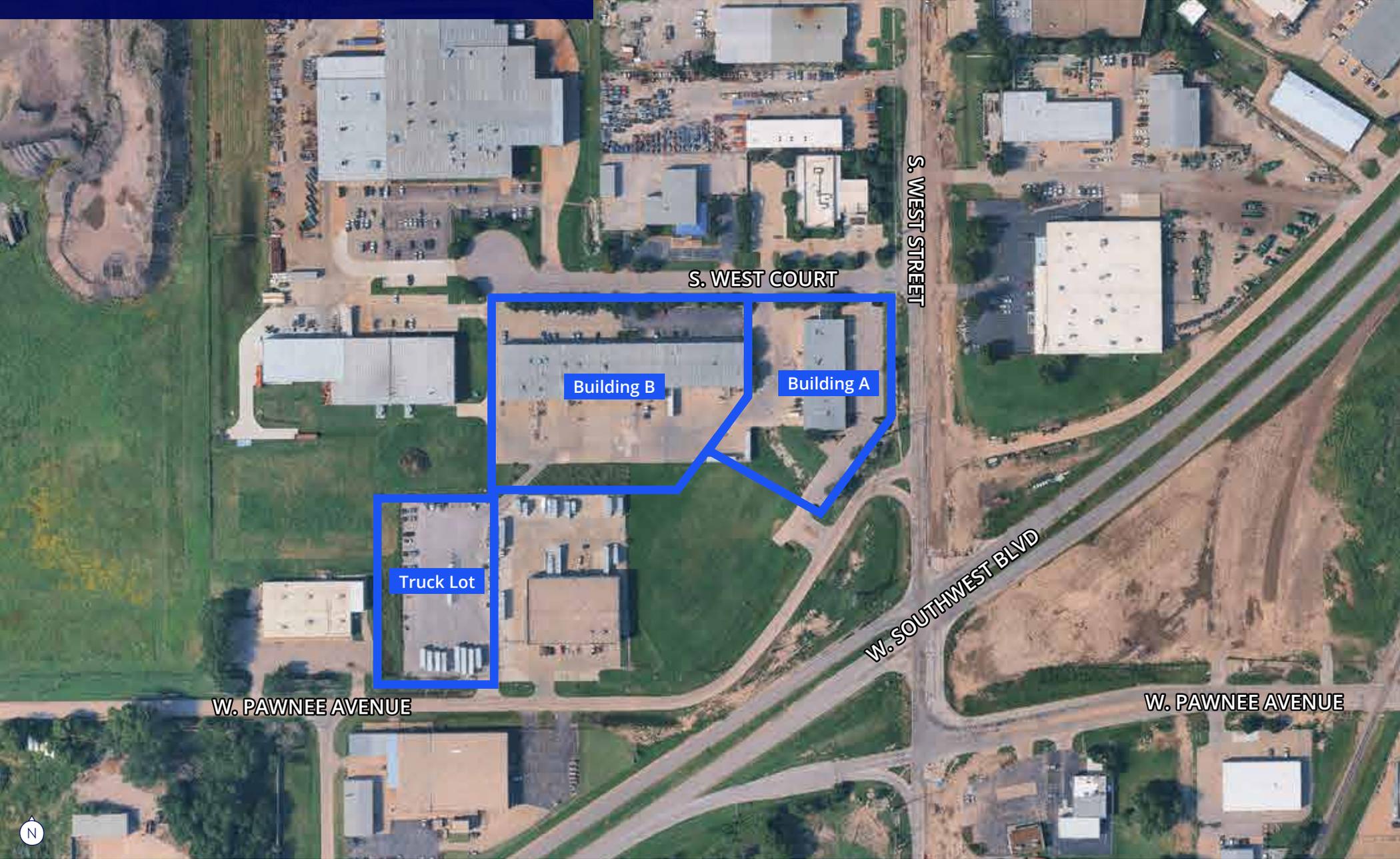
Regional Map



Neighborhood Aerial



Site Aerial





Wichita, Kansas Overview

Wichita, located in the central portion of the state, is the most populated city in Kansas. Wichita possesses an excellent quality of life with affordable housing, low crime rates and fast commutes. Considering the area's many cultural and recreational opportunities, residents of Wichita are accustomed to amenities often found only in larger metropolitan areas. Home to a diverse workforce and abundant employment opportunities, it is easy to see why Wichita has recently been included on several national publications' lists as one of the best places to work and live.

The Wichita MSA encompasses Sedgwick, Butler, Harvey, Kingman and Sumner Counties with a combined population of 657,312 in 2025. The median household income is \$69,004, with a median home value of \$229,419. Nearly 64.7% of households are owner-occupied while the remaining 35.3% rent. The City of Wichita is home to 402,527 residents, making it the largest city in Kansas. The City of Wichita is expected to grow by 0.97% over the next 5 years. Specific to the City of Wichita, the median household income is \$63,172 while the median home value is \$221,089. Within Wichita, 62% of jobs are white collar positions, 25% are blue collar occupations and the remaining 13% make up the service industry.



THE BEST CITIES TO MOVE TO IN 2024

"Based on its strong employment market, favorable climate and affordable housing options, we found Wichita to be one of the most desirable cities to live and work in 2024."

Forbes

Forbes.com

Major Employers

Wichita hosts a diverse mix of industries within the metro in addition to its heavy concentration of aerospace industry manufacturing. According to the Greater Wichita Economic Development Coalition, there are 15,000 businesses in Wichita with nearly 97% of the firms employing less than 100 people.



Ascension
Via Christi



U.S. AIR FORCE



WICHITA STATE
UNIVERSITY



FOOD STORES®



BOMBARDIER



Company	Type	Employees
Boeing Co	Aircraft Assemblies	9,500
Textron Aviation (Beechcraft and Cessna)	Aircraft Manufacturer	9,000
Unified School District 259 -- Wichita	Public School District	5,600
Ascension Via Christi	Health Care	5,400
U.S. Government (a)	Federal Government	5,200
McConnell Air Force Base	Air Force Base	3,500
Koch Industries	Global HQ -- Diversified	3,300
City of Wichita	Municipal Government	2,800
Sedgwick County	County Government	2,600
Wichita State University	Higher Education	2,100
State of Kansas	Higher Ed. and Government	2,100
Johnson Controls	Air Conditioning Manufacturing	2,000
Wesley Healthcare	Full Range Health Services	1,800
Cargill Meat Solutions Corp.	Food Production and Processing	1,100
Dillons Food Stores	Retail	1,100
Unified School District 260 -- Derby	Public School District	1,100
Bombardier	Aircraft Manufacturing	1,100
Cox Communications	Broadband Communications	1,100
U.S Postal Service	Mail and Package Delivery	1,000
Robert J. Dole VA Medical Center	Veterans Medical Center	1,000
AGCO Corp - Hesston Operations	Farm Equipment Manufacturing	900
Unified School District -- 261 Haysville	Public School District	900
National Institute for Aviation Research (NIAR)	Research Institution	800
Unified School District 266 -- Maize	Public School District	800
T-Mobile USA	Telecommunications	750
Intrust Bank NA	Full Range Banking Services	700
Excel Industries Inc.	Turf Care Products Manufacturer	700
Unified School District -- 373 Newton	Public School District	700
GE Aviation	Aircraft Engine Manufacturer	750
Dold Foods	Food Processing	650

Source: Greater Wichita Partnership



Wichita Industrial

The Wichita industrial market remains one of the strongest industrial markets throughout the Midwest. While Wichita is known globally for aviation manufacturing, and often referred to as the “Air Capital of the World”, the greater industrial market is supported by manufacturing along with a healthy logistics and transportation hub due to its centralized geography.

The region is home to more than 900 manufacturing companies, with approximately 18% of the workforce employed in manufacturing positions—nearly double the national average. While best known for aviation manufacturing, other major industries include fabrication, defense-related suppliers, and regional distribution operations.

Wichita's central location is pivotal as a cost-efficient hub for manufacturing and distribution. I-35 and I-70 provide direct connectivity to major U.S. markets, with approximately 90% of the U.S. population reachable within a three-day drive. Additionally, rail service to Wichita is provided by two Class I railroads—BNSF Railway and Union Pacific Railroad—with additional short-line connectivity from WATCO, the nation's largest privately held short-line railroad operator. Sedgwick County is included in a Foreign Trade Zone, offering additional competitive advantages to industrial users exempting manufacturers from paying duty of federal excise tax while goods remain in the zone or are exported.

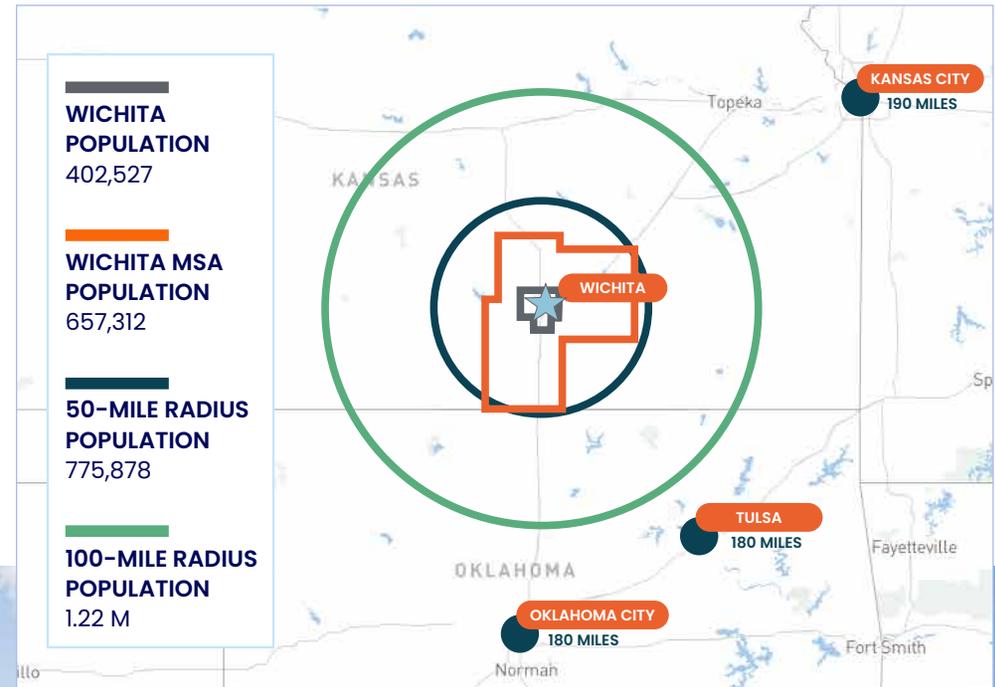
All these characteristics support stable occupancy rates and long-term tenant retention - making the Wichita market particularly attractive to investors seeking industrial exposure beyond traditional coastal or gateway markets.



Southwest Industrial Submarket

The subject property is located in the Southwest submarket of Wichita, one of the metro's most established and strongest performing industrial corridors. Industrial demand in the submarket remains healthy, driven by immediate access to the Wichita Dwight D. Eisenhower National Airport, easy connectivity to major interstate systems, and proximity to major rail lines. The immediate area is home to several aviation and aerospace manufacturers, as well as large logistics and transportation users due to the convenient location.

The Southwest submarket comprises approximately 13.25 million square feet of industrial and flex inventory. Current availability totals 637,009 square feet, resulting in a vacancy rate of 4.8%, which is well below the Wichita metro average of 6.4%. Vacancy within the submarket tightens further for industrial spaces under 20,000 square feet, where availability declines to just 2.6%, as a result of small- to mid-sized industrial users seeking functional, well-located space. Current space availability in the 5,000- to 15,000-square-foot range is particularly limited, with only eight buildings, regardless of size, currently offering space within this range as a result of strong demand for tenants in this size range.





Disclaimer

This offering memorandum is subject to prior placement and withdrawal, cancellation or modification without notice. The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of February 26, 2026.

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Further:

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Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this offering memorandum or the financial statements herein were prepared, and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore, may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and will not provide, Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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Colliers

John Stafford, SIOR

Vice Chair
+1 816 556 1184
john.stafford@colliers.com

Jack Higgins

Senior Vice President
+1 816 556 1170
jack.higgins@colliers.com

Colliers Kansas City

4900 Main Street, Suite 400
Kansas City, Missouri 64112
+1 816 531 5303

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