4505 BUILDING FOR SALE OR LEASE 4505 E. 47th St. S, Wichita, KS



SALE PRICE \$3,650,000.00

LEASE RATE \$4.00/SF, NNN

SITE SIZE 7.35 ACRES

YEAR BUILT

BUILDING SIZE 102,615 SF

7.00 AUNEO

PARKING

1986

APPROX. 800 SPACES

ZONINGLIMITED INDUSTRIAL

TAXES

GENERALS: \$56,749.28 | SPECIALS: \$6.71

PROPERTY HIGHLIGHTS

- Two-story building in good condition and move-in ready.
- Loading dock and 2 overhead doors.
- Mixture of private office and open space.
- Multiple large conference rooms, training rooms and break rooms.
- Elevator in main lobby.
- Security system and card reader access control entrances.
- Maintenance office/shop.
- Back-up generator.
- Updated HVAC control & software package.
- Building can be easily divisible for 2 tenants.
- Large floor plan would work well for call center user.

	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
M	POPULATION	3,673	29,838	131,636
	AVG. HH INCOME	\$46,014	\$65,542	\$60,232
	MEDIAN AGE	30.8	32.4	33.8





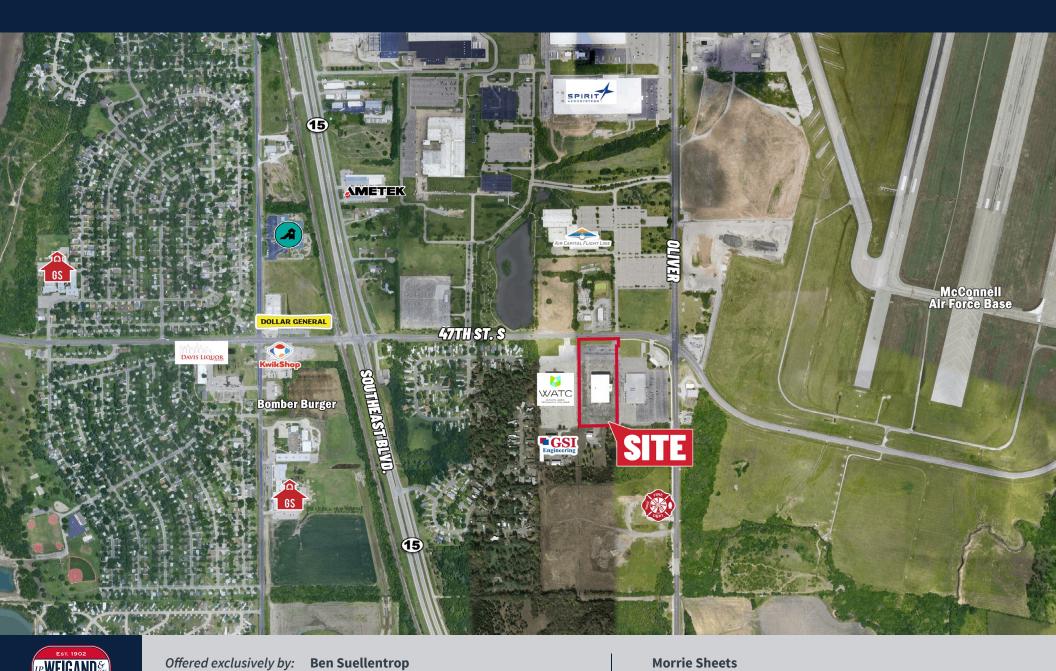
Offered exclusively by: Ben Suellentrop

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