

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

BUILDING SIZE
102,615 SF

YEAR BUILT
1986

PARKING
APPROX. 800 SPACES

ZONING
LIMITED 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**

POPULATION 3,673 29,838 131,636



AVG. HH INCOME \$46,014 \$65,542 \$60,232



MEDIAN AGE 30.8 32.4 33.8



TRAFFIC COUNTS

APPROX. 35,695 AT SOUTHEAST BLVD & 47TH ST. S



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