



TIDEMANN
REAL ESTATE

SOUTHWEST OFFICE/WAREHOUSE

2530 S. Leonine, Wichita, KS



LEASE RATE
\$3,000.00/Mo., Gross

21,072 SF (0.48 A)
SITE SIZE

9,500 SF
BUILDING SIZE

5,000 SF
OFFICE: 1,750 ± SF
WAREHOUSE: 3,250 ± SF
AVAILABLE SF

ZONING
Limited Industrial

CEILING HEIGHT
18'

CONSTRUCTION
Metal on Steel Frame

YEAR BUILT
1995

PROPERTY HIGHLIGHTS

- Office/warehouse space available for lease.
- Located in southwest quadrant of Wichita, one on the most desirable industrial locations.
- Excellent access to K-42/Southwest Blvd. and I-235.
- Includes 2 ADA restrooms.

OVERHEAD DOORS
2

POWER
3 Phase, 240V, 200A

2024 Taxes
Generals: \$12,845.77
Specials: \$31.25



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

BRADLEY TIDEMANN, SIOR
316-650-8853 | Bradley@TidemannRE.com



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INTERIOR PHOTOS



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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