



**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



**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](mailto:Bradley@TidemannRE.com)

**ZONING**  
Limited Industrial

**OVERHEAD DOORS**  
2

**CEILING HEIGHT**  
18'

**POWER**  
3 Phase, 240V, 200A

**CONSTRUCTION**  
Metal on Steel Frame

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

**YEAR BUILT**  
1995



## **PROPERTY HIGHLIGHTS**

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



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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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