



WAREHOUSE/SHOP ON 1.5 ACRES

4528 S. PALISADE, SUITE 200, WICHITA, KS 67217

**FOR LEASE RATE
CONTACT BROKER**

AVAILABLE SF

5,000 SF - AVAILABLE NOW
UP TO 8,000 SF ADDITIONAL
EXPANSION POSSIBLE

SITE SIZE

1.5± ACRES

SECURITY

PROPERTY IS FULLY FENCED
WITH PERIMETER LIGHTING

CLEAR HEIGHT

20'

POWER

208V, 400 AMP, 3-PHASE

OVERHEAD DOORS

2 (14' X 14')

ZONING

LI - LIMITED INDUSTRIAL

PROPERTY HIGHLIGHTS

- Suite 200 is comprised of 5,000 SF of building area situated on approximately 1.5 acres.
- Fully fenced, hardened lot with perimeter lighting.
- Current interior buildout depicted on page 3, and is comprised of an approximate 12'x18' office area and a bathroom, which can be expanded as desired.
- Outdoor yard area will be demised as desired with fencing or concrete barriers.
- Excellent highway access to I-35, I-135, and I-235.



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Weigand Real Estate - Commercial

Office: 316-262-6400

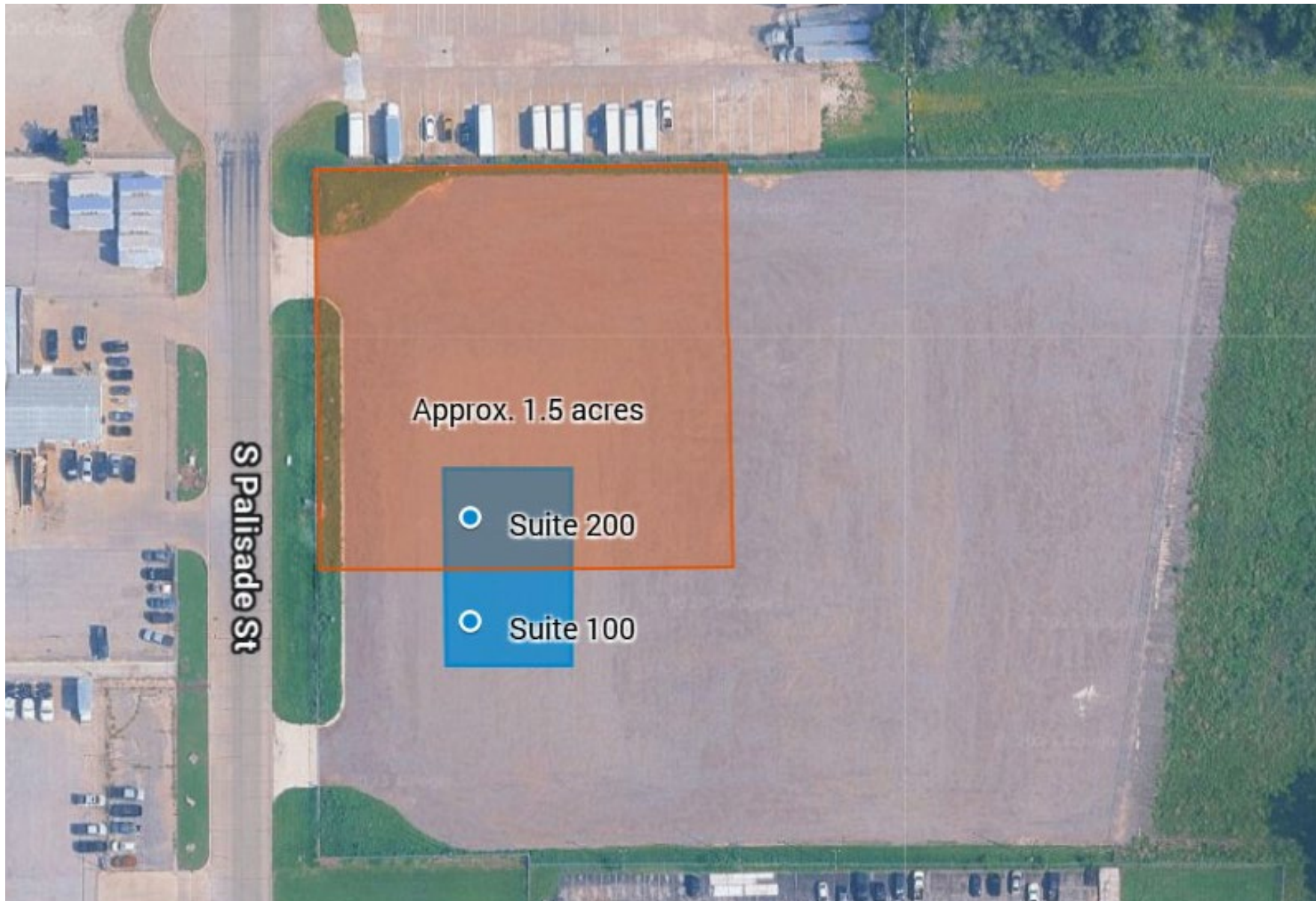
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SITE OVERVIEW



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WEIGAND
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FLOOR PLAN & INTERIOR BUILDOUT



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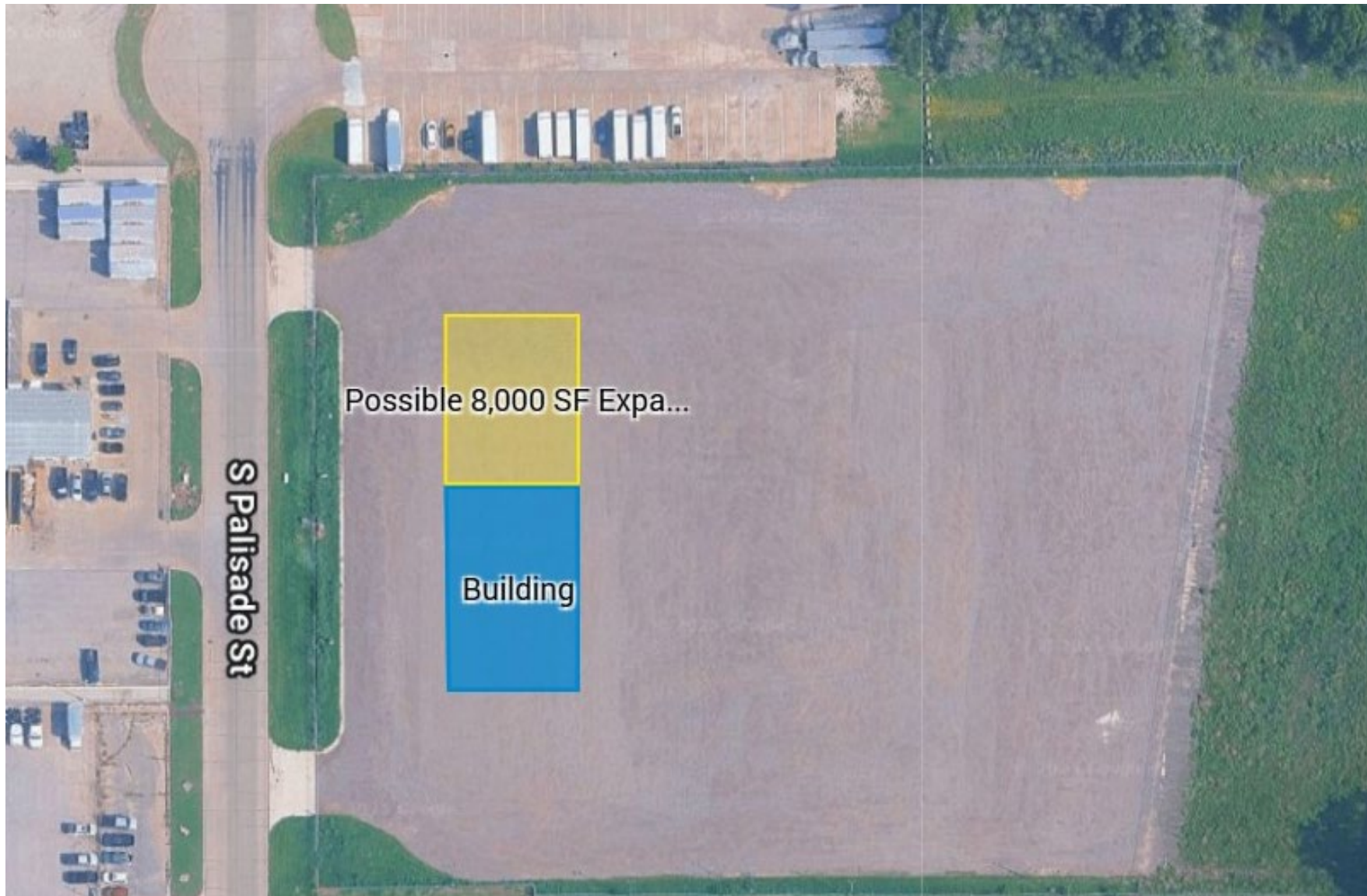
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BUILDOUT EXPANSION



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AERIAL VIEW



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