



SW WICHITA INDUSTRIAL

4200 W. HARRY ST., WICHITA, KS 67209

FOR LEASE

\$5.50/SF, NNN | EST. NNNs: \$1.48/SF

SITE SIZE 9.43± AC. +
12.81± AC. ADDITIONAL

TOTAL AVAILABLE SPACE
107,099± SF

BLDG. 100 79,680± SF
DIVISIBLE

SOUTH 47,725± SF
NORTH 31,995± SF

BLDG. 200 14,491± SF
BLDG. 300 12,928± SF

ZONING
LIMITED INDUSTRIAL

CONSTRUCTION STUD

OVERHEAD DOORS MULTIPLE

DOCK DOORS MULTIPLE

CEILING HEIGHT
16' - 18' CLEAR

POWER - MAIN BLDG.
480V, 3-PHASE, 3,000 AMP

SPRINKLED WET
MAIN BLDG.

PARKING AMPLE

YEAR BUILT
1968, 1972, 1976, 1978

PROPERTY HIGHLIGHTS

- Manufacturing/warehouse campus for lease located near Harry and West St.
- Contact broker for additional land available for lease.
- Close to all major arterials via West St.



0.6 MI.



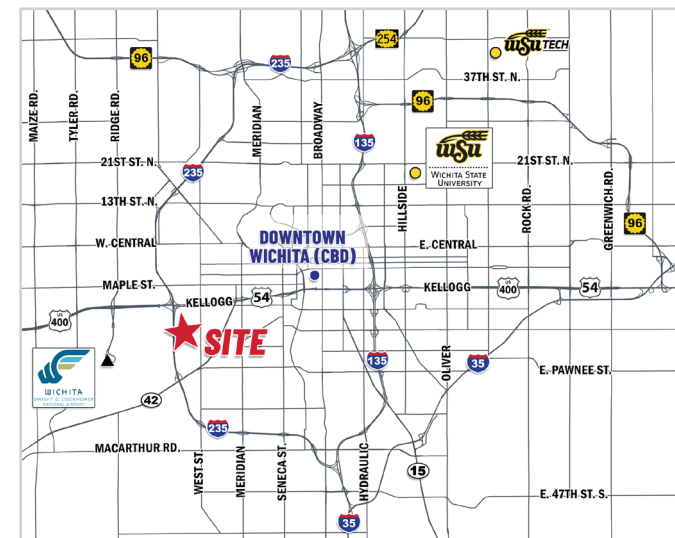
1 MI.



7 MI.



8 MI.



SUITE 130
UNOCCUPIED
TENANT LEASE PERMIT
(WESTERN INDUSTRIES)
36,965 SQ. FT.

SUITE 140
UNOCCUPIED
31,950 SQ. FT.

SUITE 120
UNOCCUPIED
22,548 SQ. FT.

SUITE 110
UNOCCUPIED
25,177 SQ. FT.

LEASABLE

79,680 SF DIVISIBLE

NEW RECESSED DOCK AREA

NEW 12x14 ON DOOR

NEW 12x14 ON DOOR

NEW 12x14 ON DOOR

NEW 12x14 ON DOOR

NEW RECESSED DOCK AREA

EXTERIOR DOOR AND WINDOW INSTALLATION AT THIS AREA UNDER SEPARATE TENANT FINISH PERMIT

2 HOUR FIRE BARRIER DEMISING WALL FOR P.T. SHEET A-1 TO BE CONSTRUCTED WITH SUITE 130 PERMIT

2 HOUR FIRE BARRIER DEMISING WALL FOR P.T. SHEET A-1 TO BE CONSTRUCTED WITH SUITE 130 PERMIT

2 HOUR FIRE BARRIER DEMISING WALL FOR P.T. SHEET A-1 TO BE CONSTRUCTED THIS PERMIT

SEE ENLARGED PLAN SHEET A-1.2

SEE ENLARGED PLAN SHEET A-1.2

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AERIAL VIEW

