



SUNFLOWER INDUSTRIAL PARK BUILDING 2

5447 N. SUNFLOWER CT., BEL AIRE, KS 67226

FOR SALE OR LEASE

CONTACT BROKER

SITE SIZE
7.75 A±

BUILDING SIZE
152,708 SF±

AVAILABLE SF
50,902 - 152,708 SF±

CONCRETE
6" - 7"

FIRE PUMP
1500 GPM, 100 PSI ELECTRIC

ZONING
M-1, MANUFACTURING

YEAR BUILT
APRIL 2026

CONSTRUCTION
PRE-ENGINEERED
METAL

PARKING
153 SPACES
FULLY LIT

SPRINKLED
VICTAULIC ESFR 25.2K

POWER
480V, 3-PHASE

CEILING HEIGHT
32' - 33.4'

DOCK DOORS
14 - 9'X10'

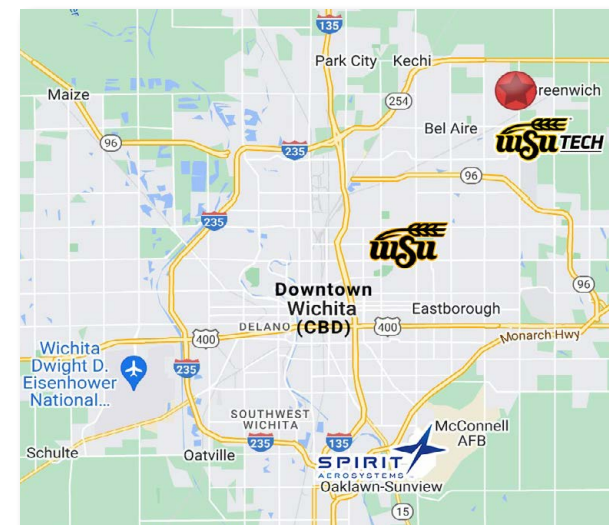
OVERHEAD DOORS
4 - 14'X14'

COLUMN SPACING
75'

2025 TAXES
GENERALS: \$8.40
SPECIALS: \$4,084.75
*10-year tax abatement
through the City of Bel Aire

PROPERTY HIGHLIGHTS

- New construction! Second planned office/warehouse in the Park.
- Automatic door openers.
- Automatic airbag dock levelers.
- Drive-thru (east to west) for loading/unloading.
- Warehouse fully insulated.
- Aggressive State and Local incentives.
- Signage available on monument.
- Road east of property to be completed March 2027.



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ADDITIONAL PHOTOS



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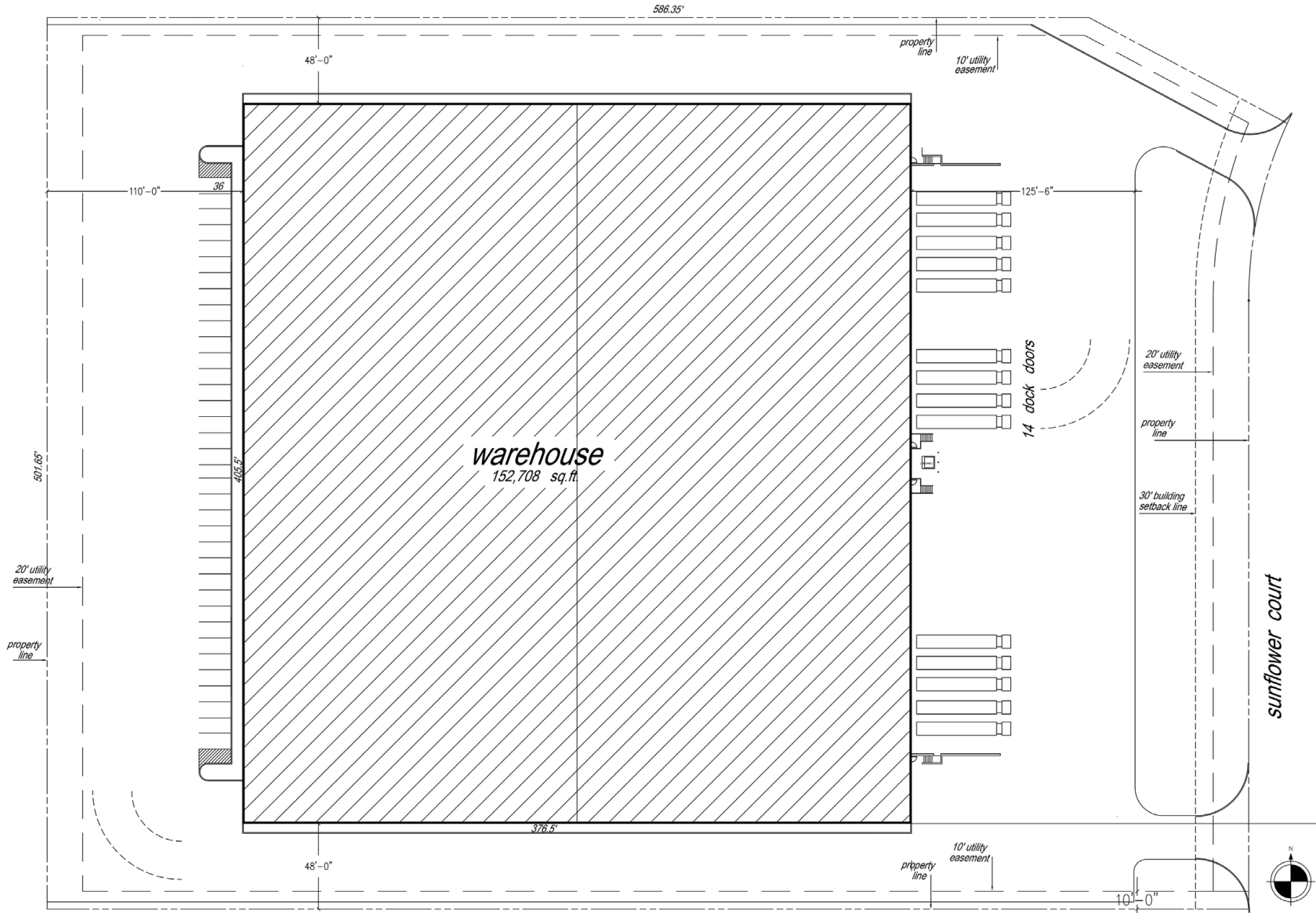


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SITE PLAN

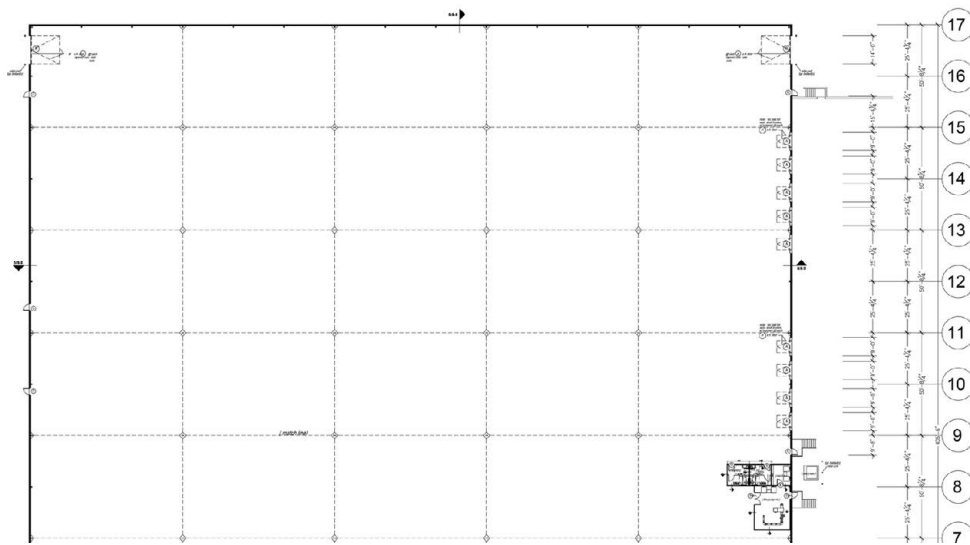
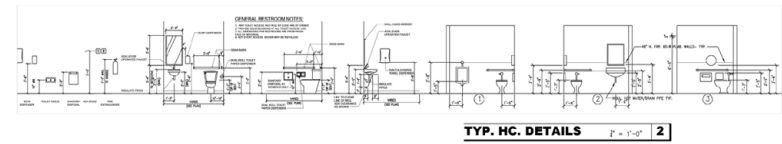
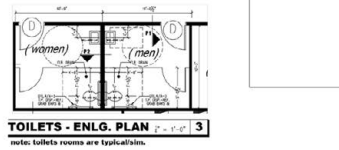


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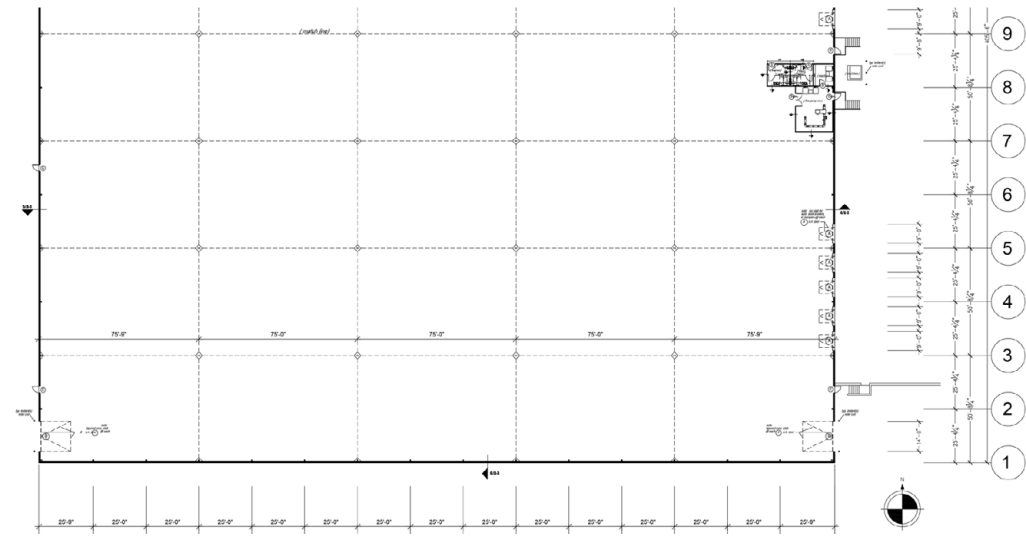
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FLOOR PLANS



NORTH SIDE OF BUILDING



SOUTH SIDE OF BUILDING

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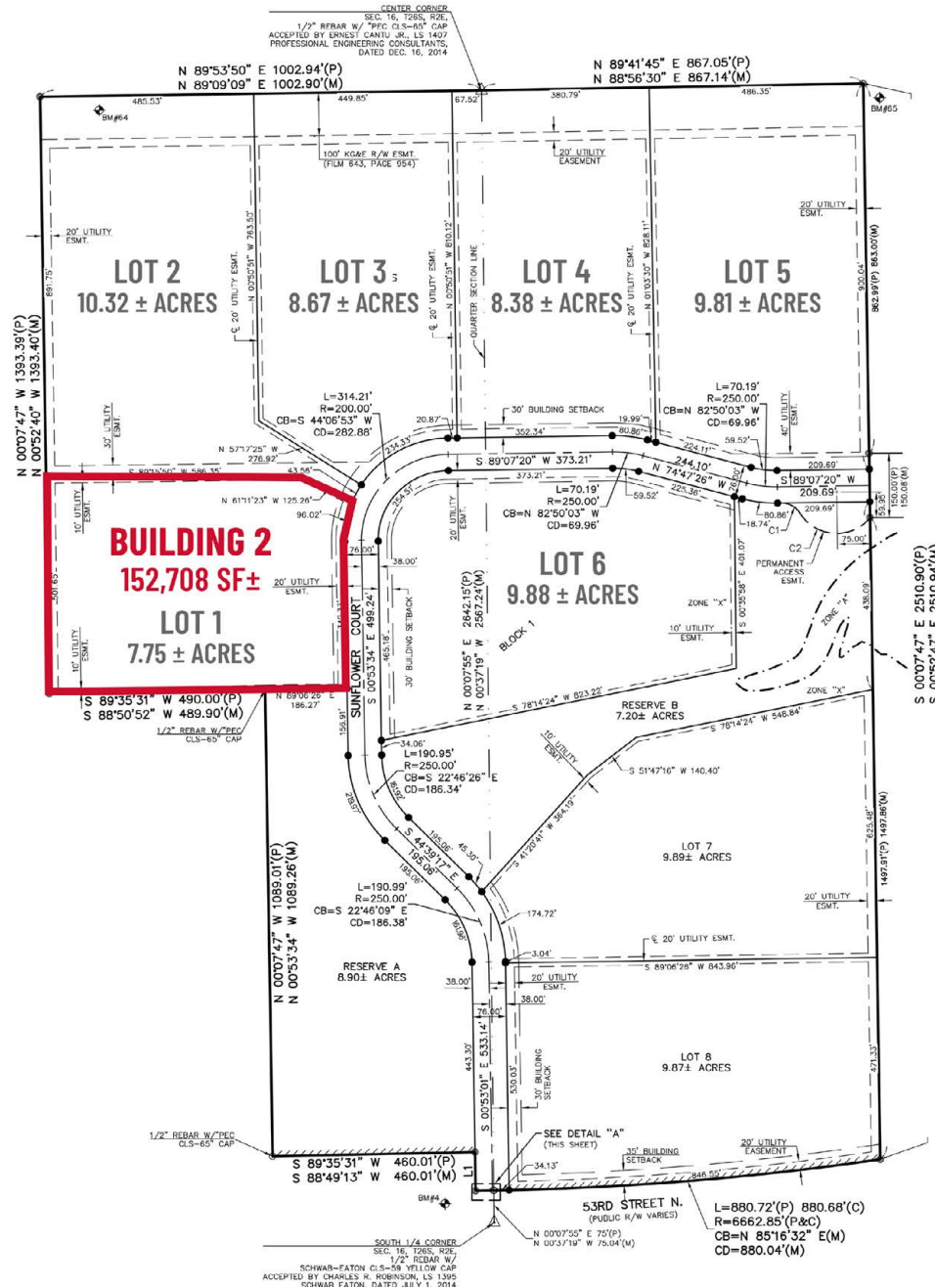


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PLAT MAP



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SUNFLOWER INDUSTRIAL PARK

AERIAL VIEW



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