

For Lease

# Office Warehouse

4,520 SF | \$3,900 per month



## 10090 SW River Valley Rd

Augusta, Kansas 67010

### Property Highlights

- ±4,520 SF total building including 650 SF mezzanine storage area
- 4.8 acres fully fenced yard — ideal for equipment, vehicles, or outdoor storage
- Two (2) 12x14 overhead doors for easy drive-in access
- Professional office suite featuring 3 private offices, conference room, and reception area
- Private, secure setting with gated yard access
- Ideal for contractors, service companies, equipment dealers, utilities, oil & gas, or any operation requiring serious yard space with professional office presence

### Property Description

Positioned along E Kellogg Dr. in Augusta, this property offers the privacy and security of a rural setting with practical access to the Butler County road network and the greater Wichita metro area.

#### OFFERING SUMMARY

<b>Available SF</b>	4,520 SF
<b>Lease Rate</b>	\$3,900 per month (NNN)
<b>Lot Size</b>	4.8 Acres
<b>Building Size</b>	4,520 SF

For more information

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# Additional Photos



For Lease

# Industrial Property

4,520 SF | \$3,900 per month



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