



# STORAGE UNIT/SMALL BUSINESS SUITE FOR LEASE 1660 S. SABIN, WICHITA, KS 67209

**LEASE RATE**  
UNITS 6, 10-12    \$750.00/MO.  
UNIT 9            \$1,400.00/MO.

#### AVAILABLE SPACE

UNIT 6	1,200 SF
UNIT 9	2,400 SF
UNIT 10	1,200 SF
UNIT 11	1,200 SF
UNIT 12	1,200 SF

**LOT SIZE**  
145,086± SF

**ZONING**  
LIMITED INDUSTRIAL (LI)

**YEAR BUILT**  
2012

**OVERHEAD DOORS**  
1 PER UNIT  
SIZE VARIES

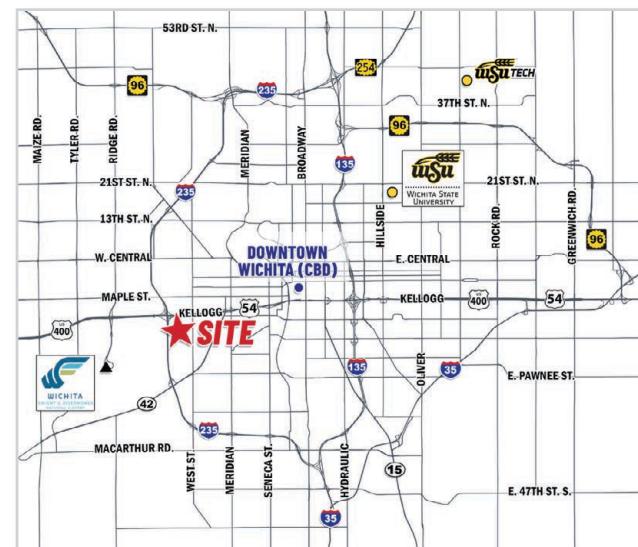
**ROOF TYPE**  
STEEL PANEL

**CONSTRUCTION**  
PRE-ENGINEERED STEEL

**PARKING**  
SPACE IN FRONT OF UNIT

#### PROPERTY HIGHLIGHTS

- Large storage unit with large overhead door.
- Entrance has a locked gate.
- Electric service for lighting and minimal use is included in the lease.
- Ideal uses include a storage unit, man cave, toy storage, or small business suite.
- No heating or air conditioning.
- Easy access to US Hwy. 54/400 and Hwy. I-235.
- Just a 6 minute drive from Dwight D. Eisenhower National Airport, with both industrial and retail markets within a 4-mile drive radius.



Grant Tidemann, SIOR | 316-292-3908 | [tidemann@weigand.com](mailto:tidemann@weigand.com)

Weigand Real Estate - Commercial  
Office: 316-262-6400  
[Weigand.com](http://Weigand.com)

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**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



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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