



NORTHEAST OFFICE/WAREHOUSE

9310 E. 37TH ST. N., WICHITA, KS 67226

FOR SALE CONTACT BROKER
FOR LEASE \$12.00/SF, NNN

ESTIMATED NETS
\$3.91/SF

SITE SIZE
69,844 SF (1.6± ACRES)

BUILDING SIZE 16,607± SF
OFFICE: 6,740± SF
WAREHOUSE: 9,867± SF

MAX CONTIGUOUS
16,607± SF

WAREHOUSE CEILING HEIGHT
13'

ZONING
LIMITED INDUSTRIAL

PARKING 39 SPACES
YEAR BUILT 1990

PROPERTY HIGHLIGHTS

- Freestanding building featuring 6,740 SF of office space and 9,867 SF of climate-controlled warehouse space.
- 13 offices and 2 conference rooms.
- Prime corner location on 1.6 acres at 37th Street and Cypress with excellent visibility and large monument signage.
- Versatile access points including drive-thru, dock-high, ground-level doors, and a dedicated truck well for efficient loading.
- Professional curb appeal with brick and masonry exterior and natural light throughout office areas.
- Convenient on-site parking for employees, vendors, and visitors.
- Area neighbors include:



2024 TAXES

GENERALS: \$34,653.47 **SPECIALS:** \$31.25

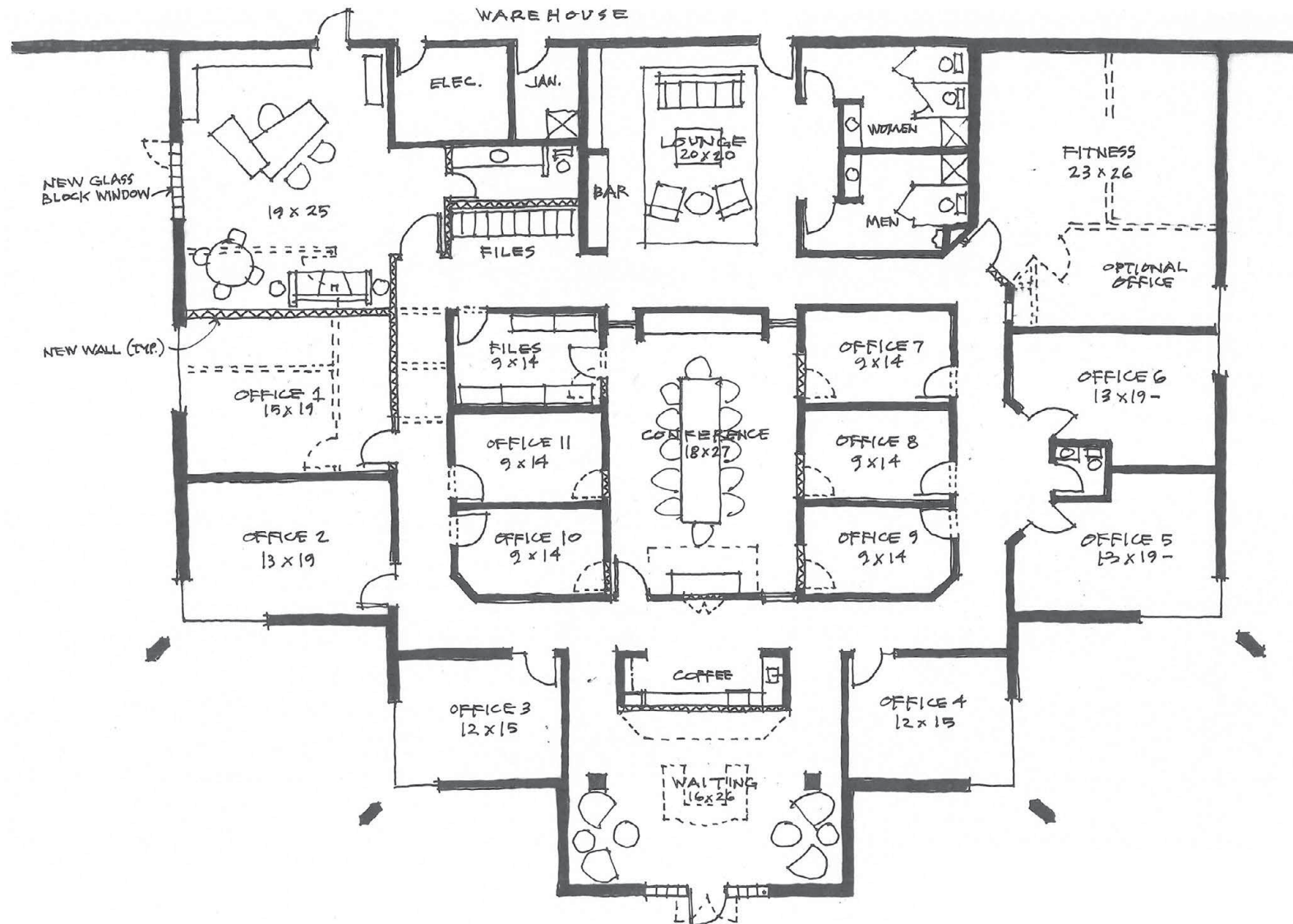


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OFFICE FLOOR PLAN



OVERHEAD VIEW



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30'

20' Truckwell 600 sf

145'

1s BR 9715 sf 15' WH

67'

101'

55'

1s BR 6821 sf 11' WH

55'

20'

16' 16'

16' 16'

10' 29' 10'

24' 8'

Canopy 192 sf

Cypress

37th Street



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AERIAL VIEW

