



TIDEMANN
REAL ESTATE

FOR LEASE

ICT37 INDUSTRIAL DISTRICT

701 E. 37TH ST. N.



NEWLY RENOVATED



FOR LEASE

141,782 SF (3.25 A)

SITE SIZE

*93,500 SF ±

BUILDING SIZE

*93,500 SF ± (DIVISIBLE)
SEE FLOOR PLAN

TOTAL AVAILABLE SPACE

GENERAL COMMERCIAL
ZONING

LEASE RATE: CONTACT BROKER

CEILING HEIGHT
14'10"- 20'9"

DOCK DOORS
4

2025 TAXES (\$0.60/SF)
General: \$55,818.79
Specials: \$60.00

YEAR BUILT
1950
Improvements: 1975, 1980

OVERHEAD DOORS
1 with Ramp

PROPERTY HIGHLIGHTS:

- Warehouse available for lease.
- Heavy power.
- Excellent access to all major arterials via Broadway at I-235.

CONSTRUCTION
Brick/Block; Metal on Steel

SPRINKLERED
Wet

**Square footage reference is per floor plan - excludes office and mezzanine.*

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 or seller/lessor with the duty to represent seller/lessor's interest; and (b) information given to Agent will be disclosed to seller/lessor.

ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

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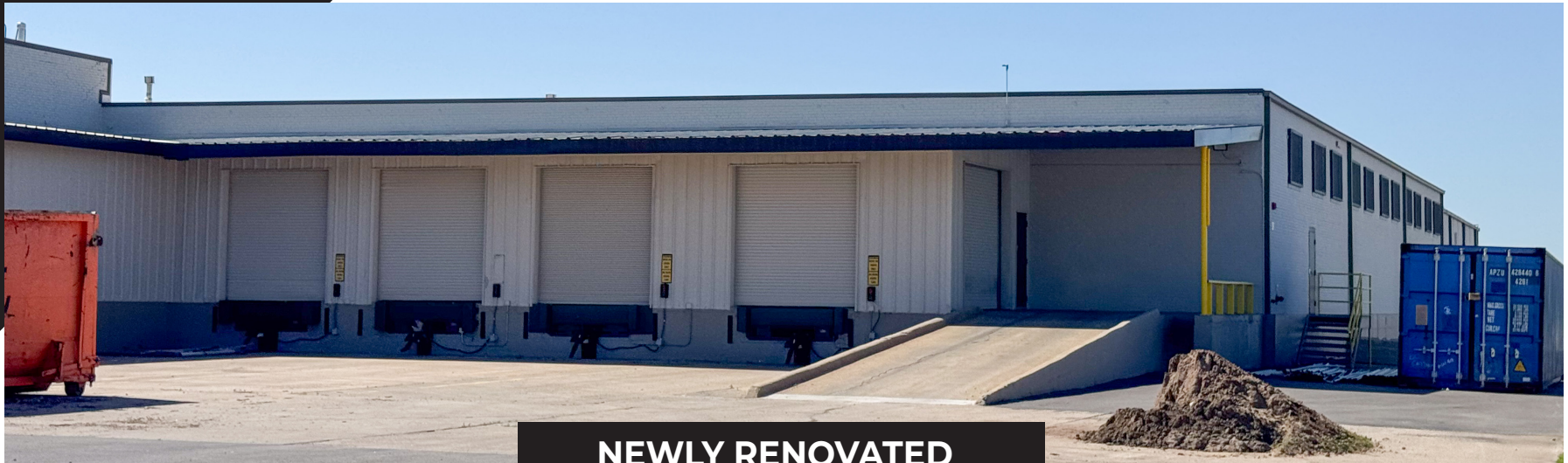


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**NEWLY RENOVATED
EXTERIOR PHOTOS**



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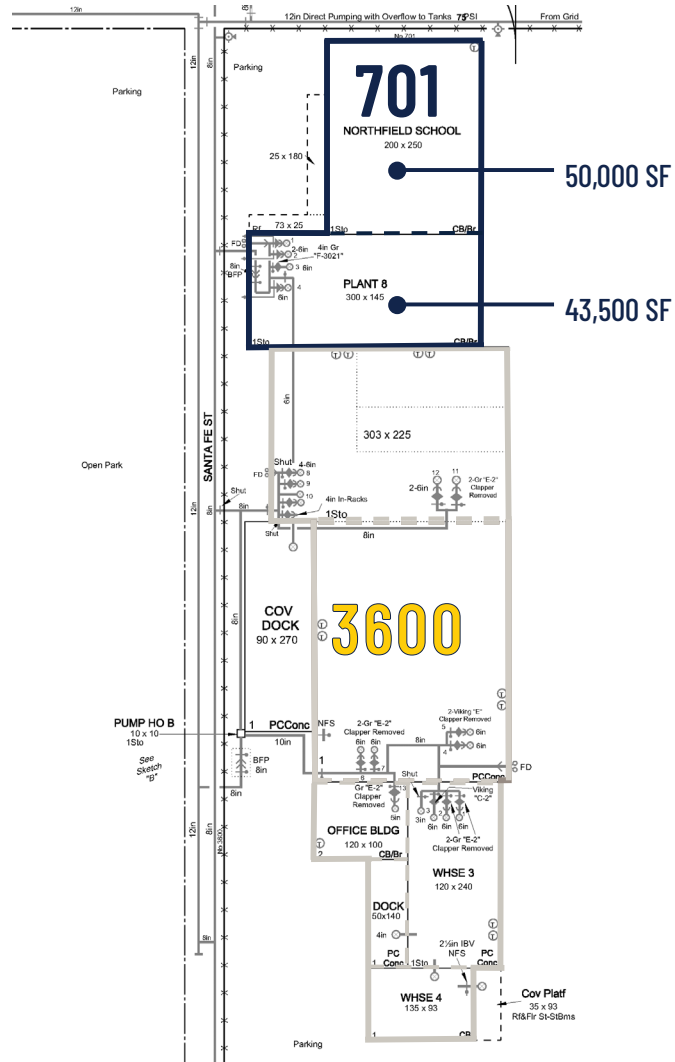
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SITE PLAN



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