

For Sublease

Office / Warehouse / Manufacturing

97,370 SF | \$4.50 SF/yr



8909 E. 35th Street North

Wichita, Kansas 67226

Property Highlights

- 97,370 SF Office/Warehouse/Manufacturing
- 7,639 SF Office
- Column Spacing 30' x 50'
- Good access to K-96
- Ceiling height: 24'
- Lighting: T5 in warehouse / T8 in office
- Wet fire sprinkler system throughout
- Lot Size: 12.49 acres
- Zoning: Limited Industrial
- 3,000 amp, 480 volt three-phase power
- 100+ parking stalls with ample truck trailer space
- 1 drive-in door / 8 exterior docks
- Roof: 60 mil TPO with insulation, installed in 2013
- Sublease Rate: \$4.50/SF, Industrial Gross
 - Sublease through 10/31/2024

OFFERING SUMMARY

Available SF	97,370 SF
Sublease Rate	\$4.50 SF/yr (Industrial Gross)
Lot Size	12.49 Acres

For more information

Scott Salome, SIOR

O: 316 847 4903
ssalome@naimartens.com

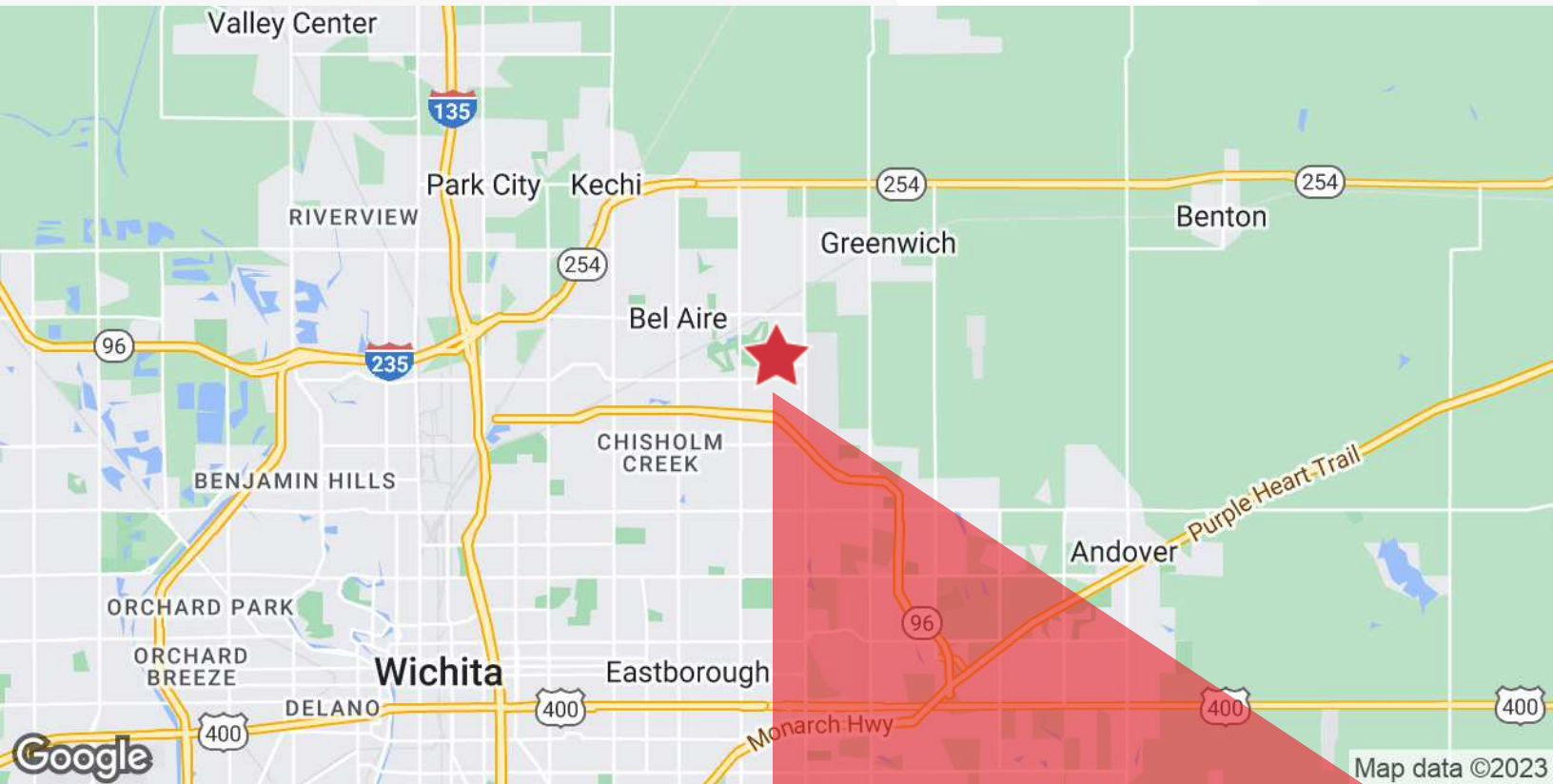


1330 E. Douglas Ave.,
Wichita, KS 67214
316 262 0000 tel
naimartens.com



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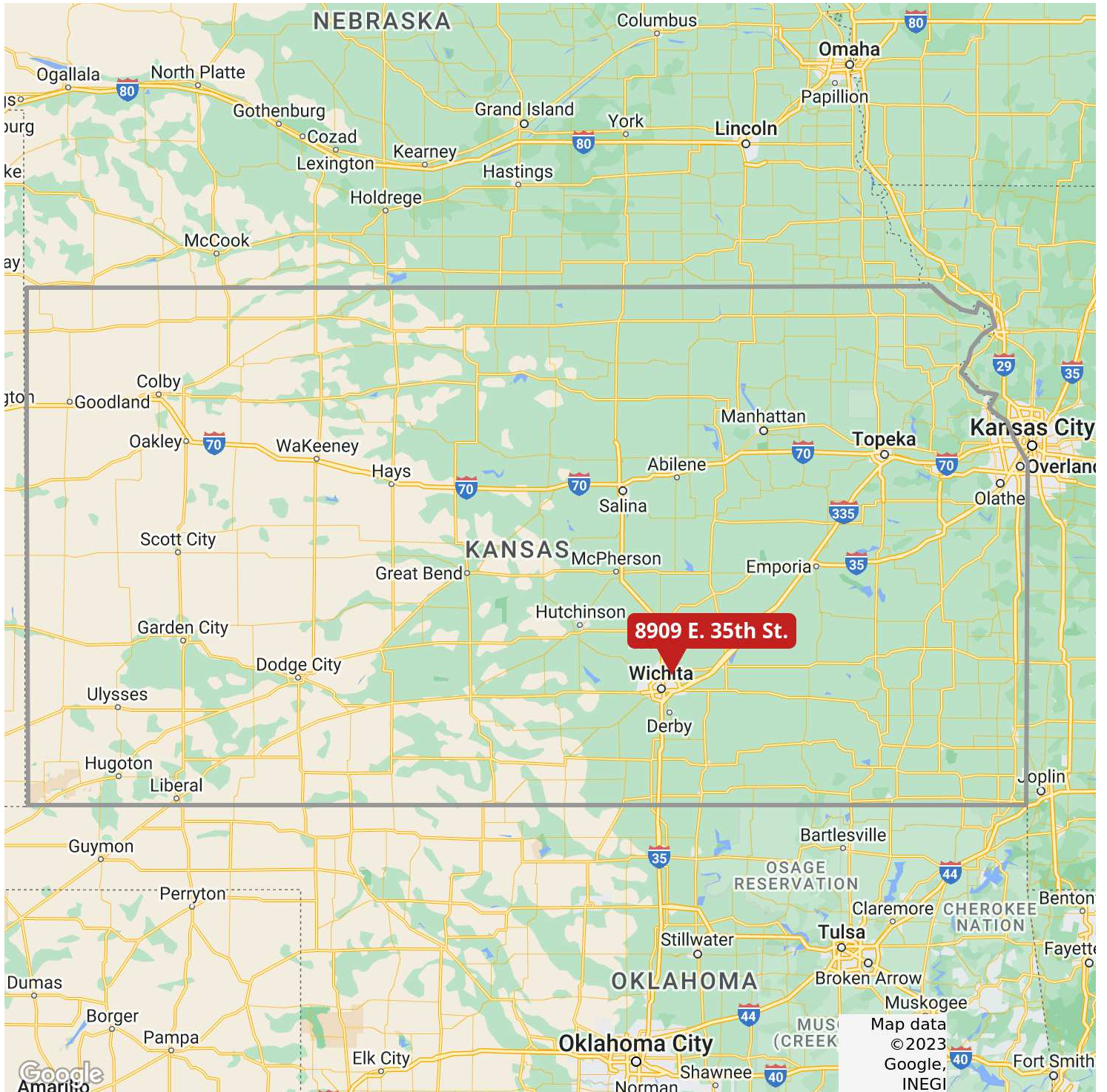
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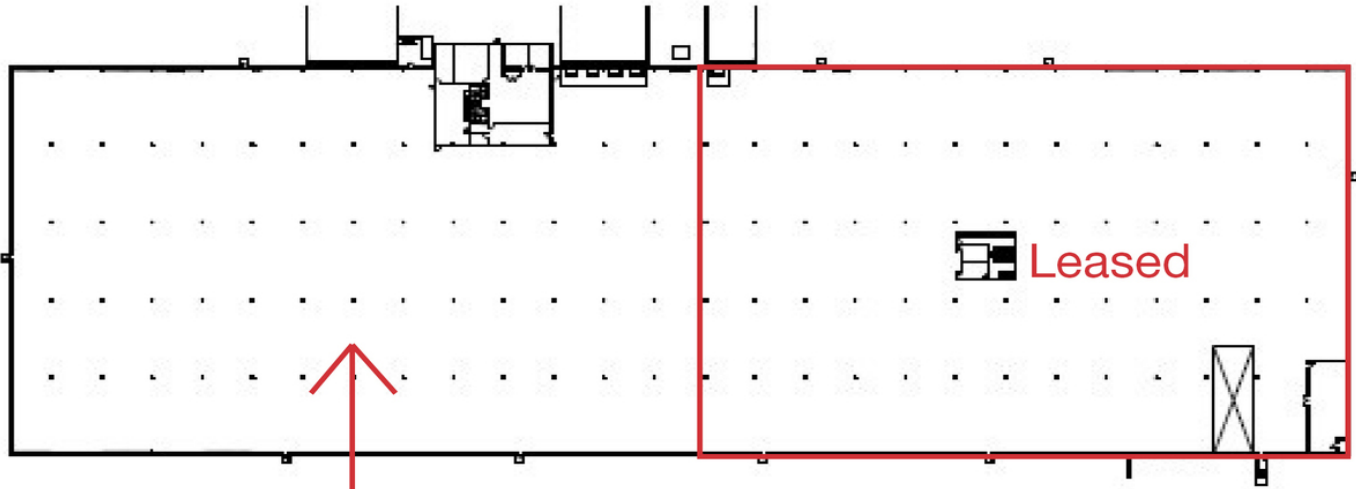
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Available

FLOOR PLAN

