



**TIDEMANN**  
REAL ESTATE

# OFFICE/WAREHOUSE

3040 N. Ohio Ave., Wichita, KS 67219



**FOR SALE** \$1,000,000  
**FOR LEASE** \$7.50/SF, NNN

29,998± SF  
(0.69 A)  
SITE SIZE

GENERAL  
INDUSTRIAL  
ZONING

9,720 SF  
BUILDING SIZE

778± SF  
OFFICE

8,942± SF  
WAREHOUSE

**CEILING HEIGHT**  
18'

**YEAR BUILT**  
2003, 2006

**2025 TAXES (\$1.81/SF)**  
Generals: \$17,544.63  
Specials: \$60.00

**OVERHEAD DOORS**  
1- 12' X 14'

**PARKING**  
12±

**CONSTRUCTION**  
Metal Sandwich Panels

**POWER**  
200 AMP, 3-Phase

### PROPERTY HIGHLIGHTS

- Office/warehouse available for sale or lease.
- Excellent access to I-135 via 29th Street.
- Building configuration – office, warehouse, and mezzanine storage with additional office.
- Fully climate-controlled.



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

Offered Exclusively By:

**BRADLEY TIDEMANN, SIOR**  
316-650-8853 | Bradley@TidemannRE.COM

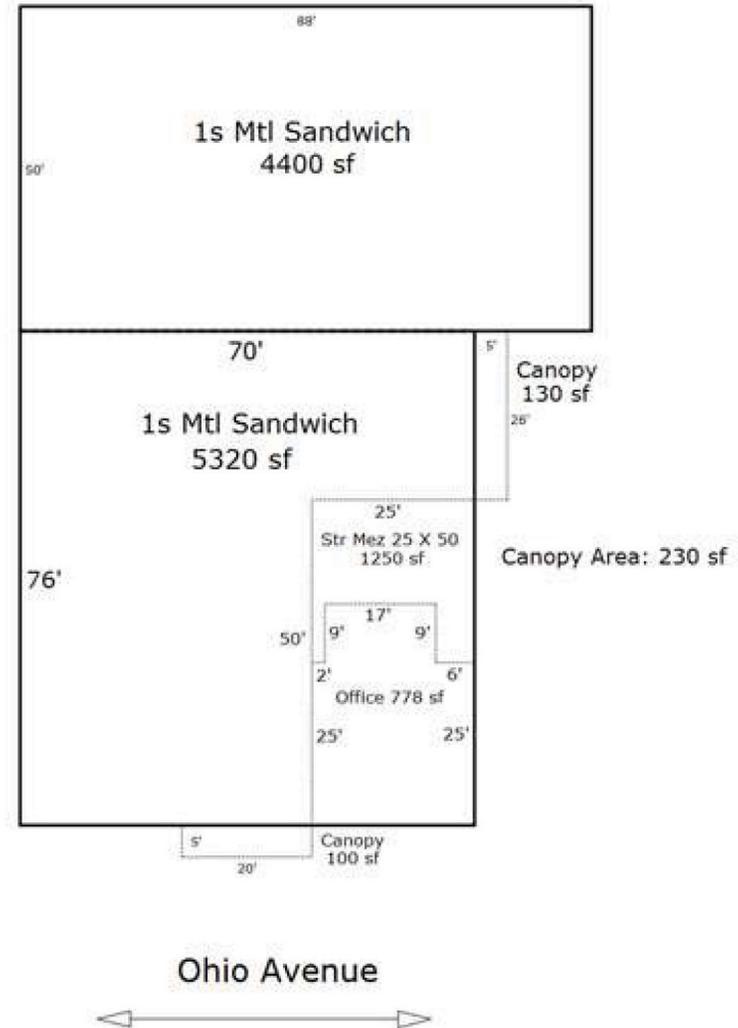


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**Building Sketch**  
(Per County)



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Traffic Counts	
29th & Ohio Ave	Approx. 13,405 VPD
29th & I-135	Approx. 84,374 VPD

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