

# KECHI OFFICE/WAREHOUSE

NEW CONSTRUCTION

809, 813, 903 E. Venture Ct. | Kechi, KS 67156



**FOR LEASE**  
CONTACT BROKER FOR RATE



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | [btidemann@weigand.com](mailto:btidemann@weigand.com)

J.P. Weigand & Sons, Inc. Commercial | 150 N. Market Wichita, KS 67202 | [WeigandCommercial.com](http://WeigandCommercial.com)



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### Full Site

#### SITE SIZE

49,883.73 SF (1.15 A)

#### # OF BUILDINGS

3

#### PROPERTY HIGHLIGHTS

- New office/warehouse construction in Kechi Business Park.
- Excellent access to all major arterials via K-254.
- Office – approx. 15' x 15'.
- Heated warehouse.
- ADA compliant restrooms.
- 10-year tax abatement – contact broker for details.
- Anticipated completion: December 2024.

#### YEAR BUILT

UNDER CONSTRUCTION

#### ZONING

C-3 HEAVY COMMERCIAL

### 809 E. Venture Ct.

#### AVAILABLE SPACE

6,750 SF (DIVISIBLE)

SUITE 1: 2,250 SF

SUITE 2: 2,250 SF

SUITE 3: 2,250 SF

MIN. DIV.: 2,250 SF

#### OVERHEAD DOORS

1 PER SUITE (3 TOTAL)

#### 2023 TAXES

GENERALS: \$575.61

SPECIALS: \$3,093.03

### 813 E. Venture Ct.

#### AVAILABLE SPACE

8,165 SF (DIVISIBLE)

SUITE 1: 2,041.25 SF

SUITE 2: 2,041.25 SF

SUITE 3: 2,041.25 SF

SUITE 4: 2,041.25 SF

MIN. DIV.: 2,041.25 SF

#### OVERHEAD DOORS

1 PER SUITE (4 TOTAL)

#### 2023 TAXES

GENERALS: \$555.61

SPECIALS: \$3,093.03

### 903 E. Venture Ct.

#### AVAILABLE SPACE

8,165 SF (DIVISIBLE)

SUITE 1: 2,041.25 SF

SUITE 2: 2,041.25 SF

SUITE 3: 2,041.25 SF

SUITE 4: 2,041.25 SF

MIN. DIV.: 2,041.25 SF SF

#### OVERHEAD DOORS

1 PER SUITE (4 TOTAL)

#### 2023 TAXES

GENERALS: \$553.95

SPECIALS: \$3,093.03



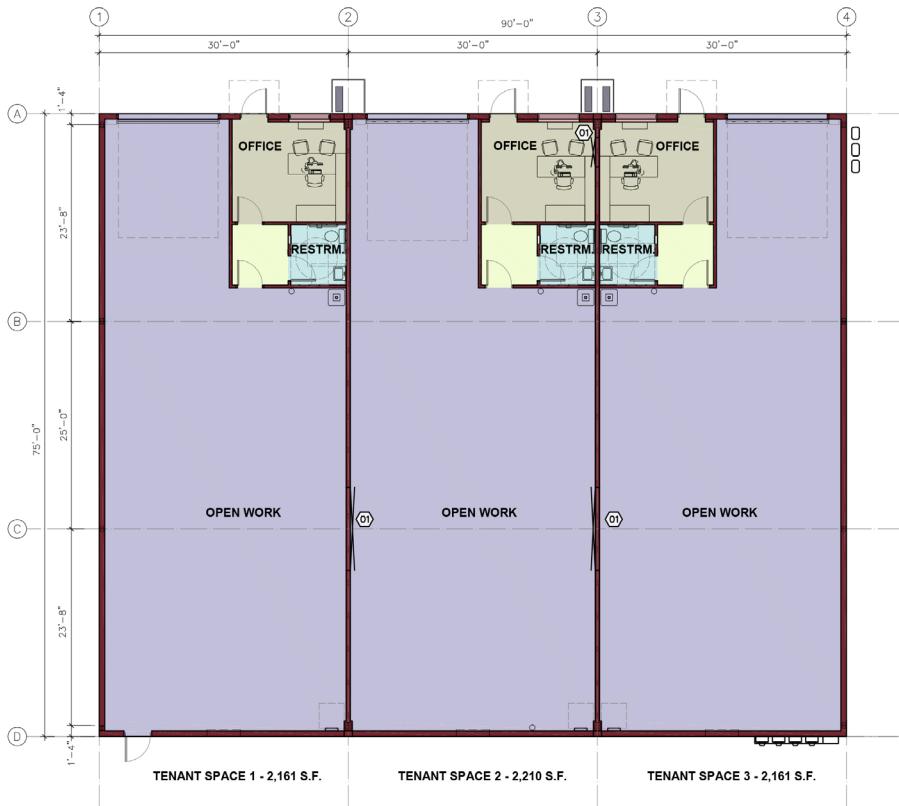
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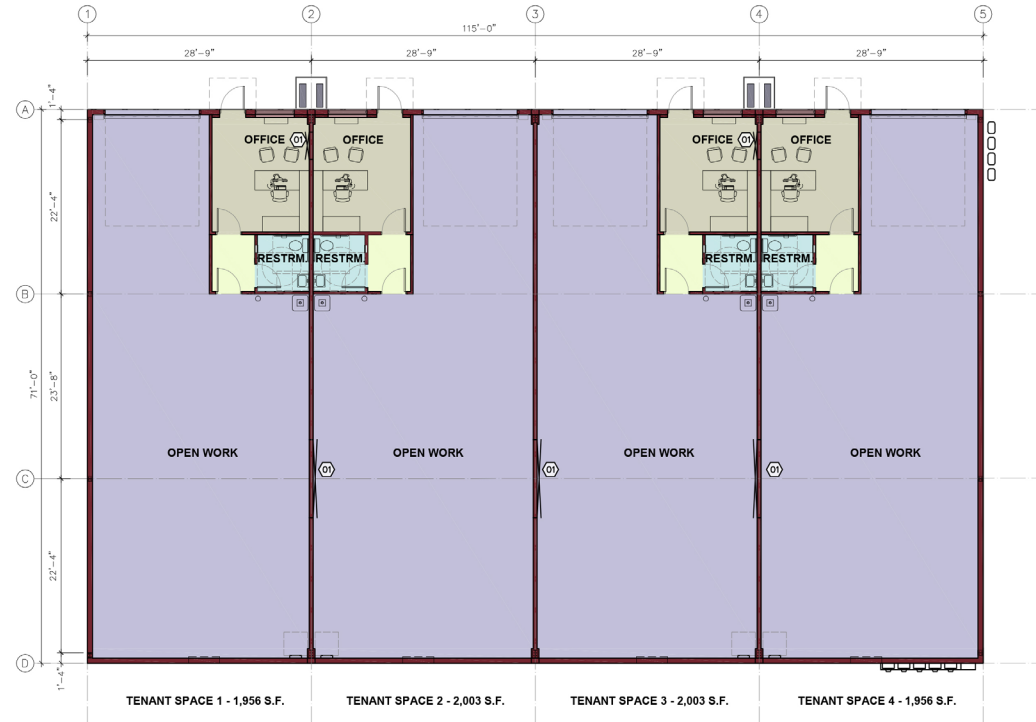
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### 809 E. Venture Ct. Tenant Plan



### 813 & 903 E. Venture Ct. Tenant Plan



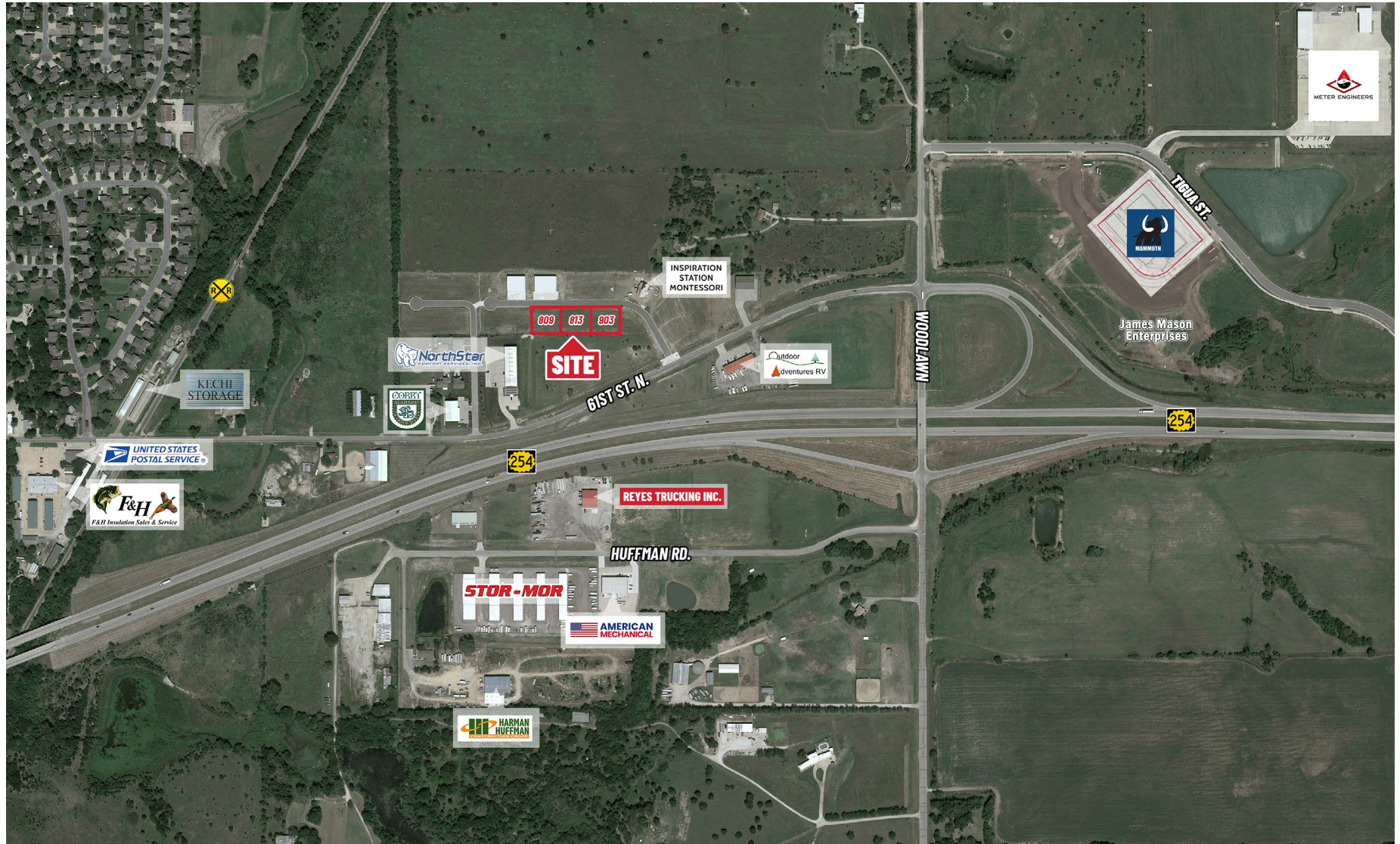
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