



TIDEMANN
REAL ESTATE

DOCK HIGH WAREHOUSE

721 E. Mount Vernon, Wichita, KS 67211



FOR LEASE

LEASE RATE: \$17,425/MO., NN (\$5.50/SF)
EST. NNs: \$3,896/MO. (\$1.23/SF)

101,423 ± SF
(2.34 Acres)

SITE SIZE

38,020 ± SF

BUILDING SIZE

38,020 ± SF

TOTAL AVAILABLE SPACE

2,272 ± SF

OFFICE SIZE

3,024 ± SF

MEZZANINE SIZE

ZONING

Limited Industrial
General Office
TF-3 Two Family

YEAR BUILT

1965, 1972, 1978

CONSTRUCTION

Concrete Block

CEILING HEIGHT

17'-26'

DOCK DOORS

8

OVERHEAD DOORS

Double doors with ramp

PARKING

Ample

2024 TAXES (\$0.94/SF)

General: \$35,565.48

Specials: \$109.38



PROPERTY HIGHLIGHTS

- Dock high warehouse available for lease.
- Located in the Southwest quadrant of Wichita.
- Close proximity to all major arterials.



ReeceNichols
SOUTH CENTRAL KANSAS

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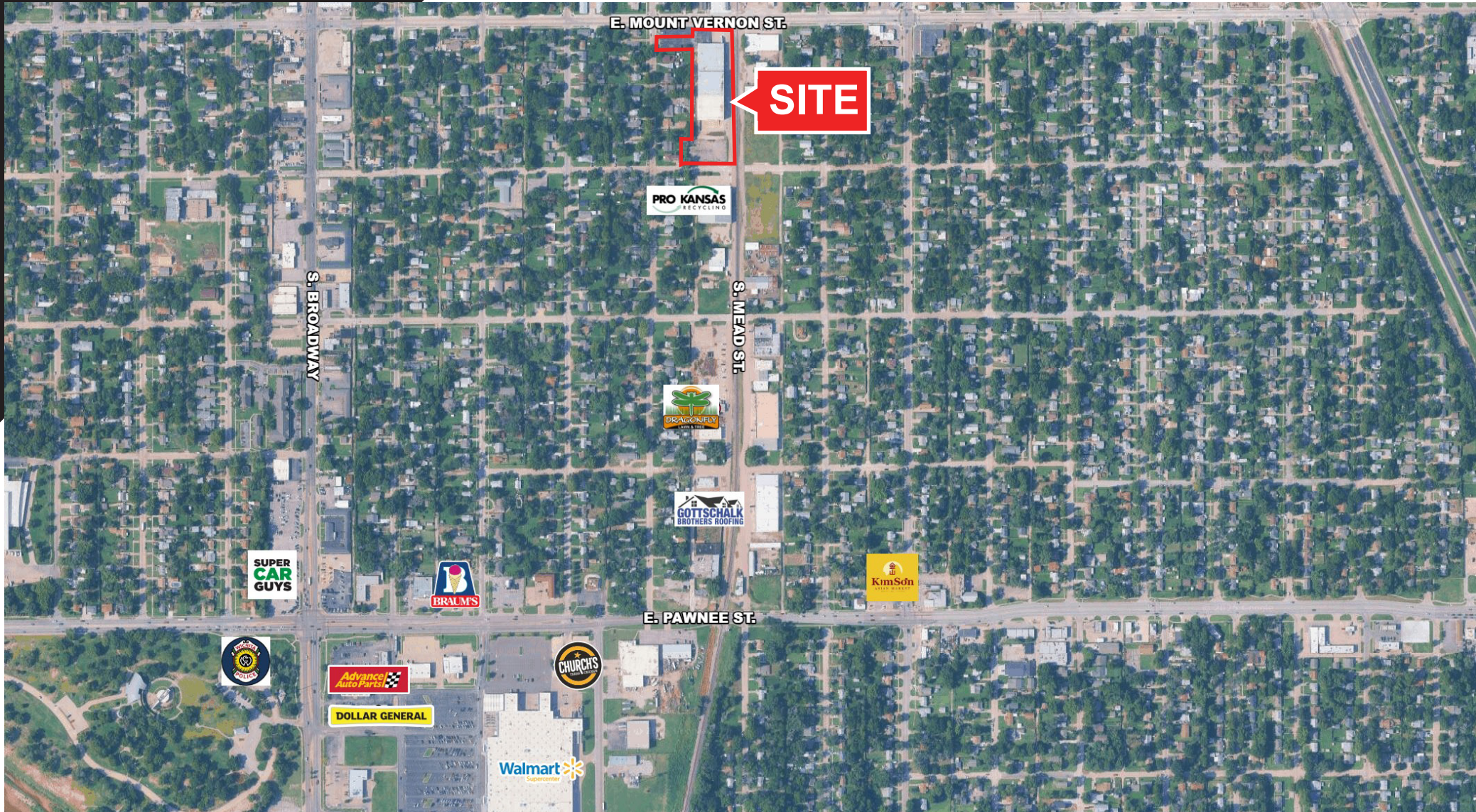
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