



FOR SALE OR LEASE

**313 S. IDA
WICHITA, KS 67211**





SALE PRICE: \$1,800,000

LEASE RATE: \$6 - \$12/SF



LISTING DETAILS

- Available SF: 1,000 - 28,501
- Lease Rate: \$5 - \$12/SF, varies based on square footage
- Lease Type : NNN

- Gross Building Size: 28,501SF
- Lot size: 1.21 Acres
- Year Built: 1966, 1979, 1991
- Zoning: Limited Industrial
- Parking: 98 stalls

PROPERTY HIGHLIGHTS

- 10,000sf +- industrial spaces with 12-16' ceilings
- Office space demisable down to 1,000sf
- Climate controlled throughout
- Heavy 3 Phase electric panel
- Currently cash flowing with national tenant with lease commitment thru Sept. 2027, but able to deliver vacant to potential owner-occupier

www.growwithpetra.com

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July 31, 2023
 For Review





ABOUT THE AREA

- Located in downtown Wichita, KS. This area has tremendous upside potential with several development projects in the area currently in progress. Quick access to major highways (US54, I-135)