

- BUILDING A (215,135 SF) - AVAILABLE NOW
- BUILDING B (215,135 SF) - AVAILABLE Q4
- BUILD-TO-SUIT (UP TO 600,000 SF)
- 100% TAX ABATEMENT



STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



ASPEN FUNDS

NAI Heartland NAIMartens

NEC 53RD ST & WEBB RD • BEL AIRE, KANSAS

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# PARK DETAILS

## SUNFLOWER COMMERCE PARK

Sunflower Commerce Park is located in Bel Aire, Kansas. This development project offers unparalleled highway access and seamless connectivity to the Wichita Metro. The first speculative building was delivered Q3 of 2025, with the second building expected to be complete in Q4 of 2026.



NAI Heartland

NAI Martens

ASPEN FUNDS®

### DRIVE TIMES

**1 MILE**

HIGHWAY 254

**2.7 MILES**

K-96

**7 MILES**

INTERSTATE 135

**8 MILES**

INTERSTATE 35

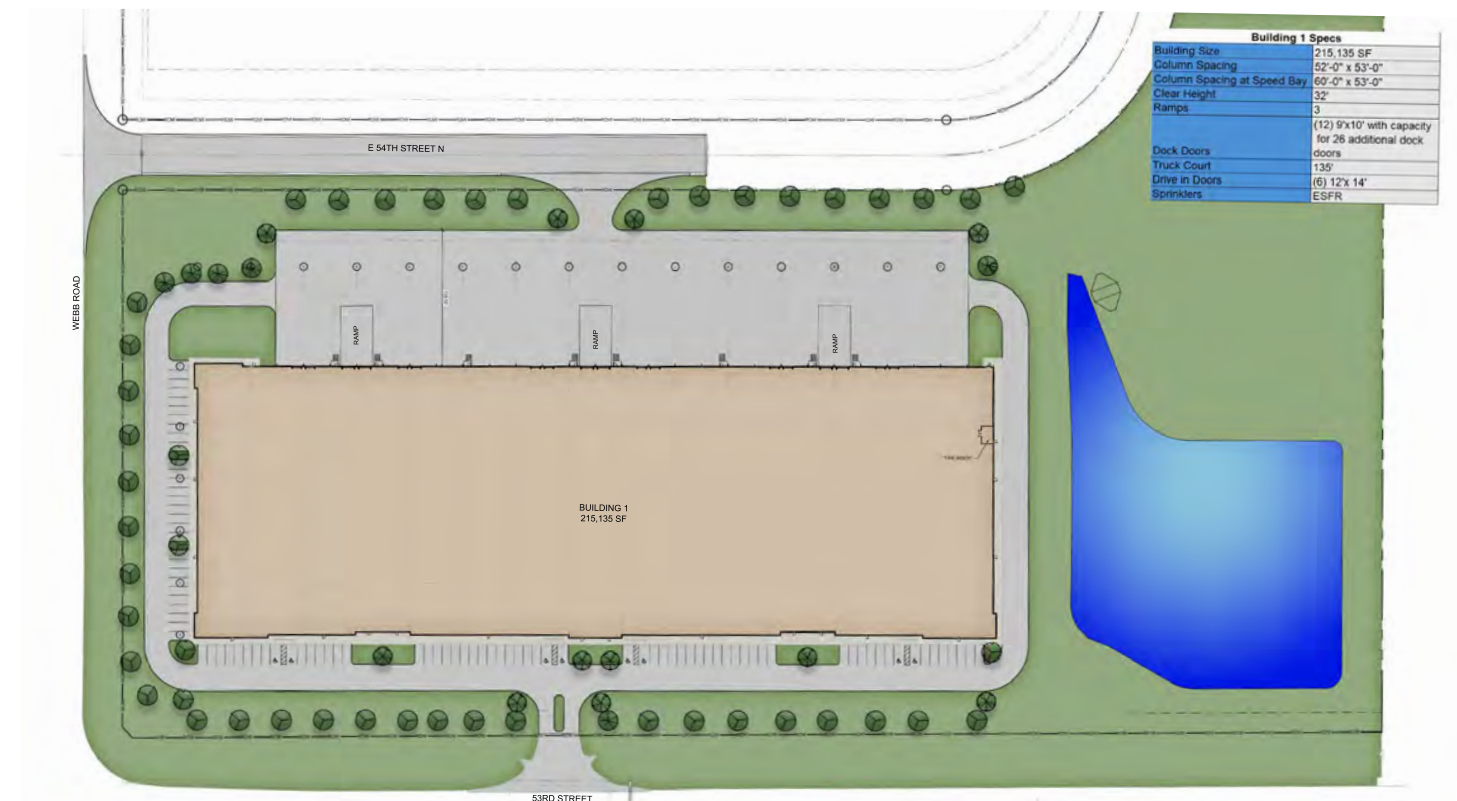
#### PROPOSED SITE-PLAN



# BUILDING A SPECIFICATIONS

## SUNFLOWER COMMERCE PARK

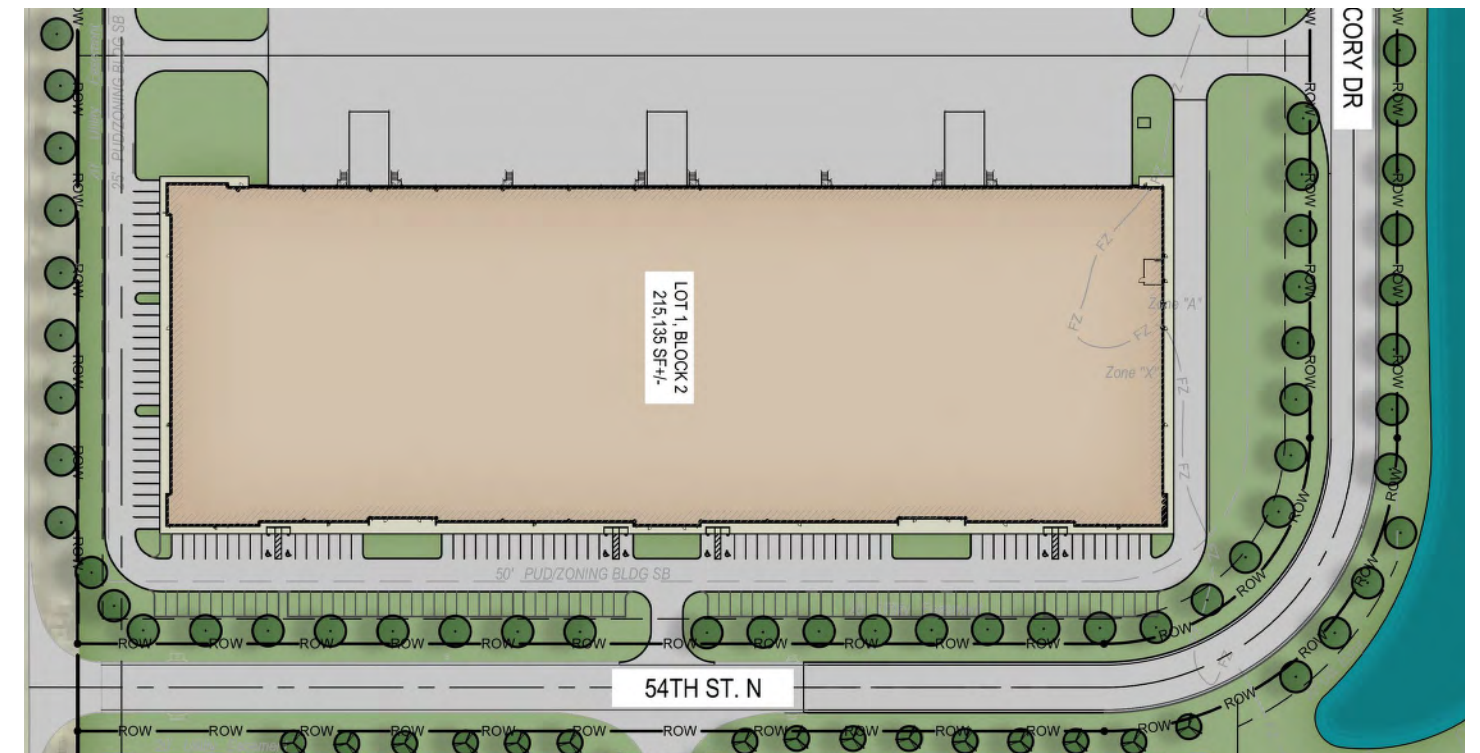
<b>BUILDING SIZE:</b>	215,135 SF
<b>CLEAR HEIGHT:</b>	32'+
<b>POWER:</b>	1600 Amps / 3-Phase / 480 Volt (additional power available)
<b>LOADING:</b>	12 - 9'x10' Dock Doors 6 - 12'x14' Drive-in Doors (Additional 26 Docks can be added)
<b>COLUMN SPACING:</b>	52'x53' with 60' Speed Bay
<b>CONSTRUCTION:</b>	Concrete Tilt
<b>CONCRETE THICKNESS:</b>	6" with Woven Wire Mesh
<b>ROOF:</b>	60mil TPO
<b>LIGHTING:</b>	LED
<b>AVAILABILITY:</b>	Available Now
<b>HIGHWAY ACCESS:</b>	I-35, I-135, Hwy 254, K-96
<b>SPRINKLER:</b>	ESFR
<b>TRAILER COURT DEPTH:</b>	135'+ Deep
<b>TAX ABATEMENT:</b>	100% (Years 1-5) 75% (Years 6-10)
<b>ESTIMATED NETS:</b>	\$0.25 CAM \$0.30 Insurance



# BUILDING B SPECIFICATIONS

## SUNFLOWER COMMERCE PARK

<b>BUILDING SIZE:</b>	215,135 SF
<b>CLEAR HEIGHT:</b>	32'+
<b>POWER:</b>	1600 Amps / 3-Phase / 480 Volt (additional power available)
<b>LOADING:</b>	12 - 9'x10' Dock Doors 6 - 12'x14' Drive-in Doors (Additional 26 Docks can be added)
<b>COLUMN SPACING:</b>	52'x53' with 60' Speed Bay
<b>CONSTRUCTION:</b>	Concrete Tilt
<b>CONCRETE THICKNESS:</b>	6" with Woven Wire Mesh
<b>ROOF:</b>	60mil TPO
<b>LIGHTING:</b>	LED
<b>AVAILABILITY:</b>	Q4 of 2026
<b>HIGHWAY ACCESS:</b>	I-35, I-135, Hwy 254, K-96
<b>SPRINKLER:</b>	ESFR
<b>TRAILER COURT DEPTH:</b>	135'+ Deep
<b>TAX ABATEMENT:</b>	100% (Years 1-5) 75% (Years 6-10)
<b>ESTIMATED NETS:</b>	\$0.25 CAM \$0.30 Insurance



\*PHOTOS OF BUILDING A

254

254

254

**PROPOSED FACILITY**



**INTEGRA TECHNOLOGIES**  
An Employee Owned Company

WEBB RD



**SUNFLOWER**  
COMMERCE PARK

Greenwich Rd

**WICHITA NORTHEAST  
MAGNET SCHOOL**  
STEM EMPHASIS  
18TH BEST HIGH SCHOOL IN KS



**EPIC  
SPORTS**




**amazon**

Greenwich Rd

53RD ST



**Wichita  
hoops**



**NORDIC STONE**

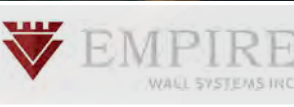


**FedEx**  
Ground



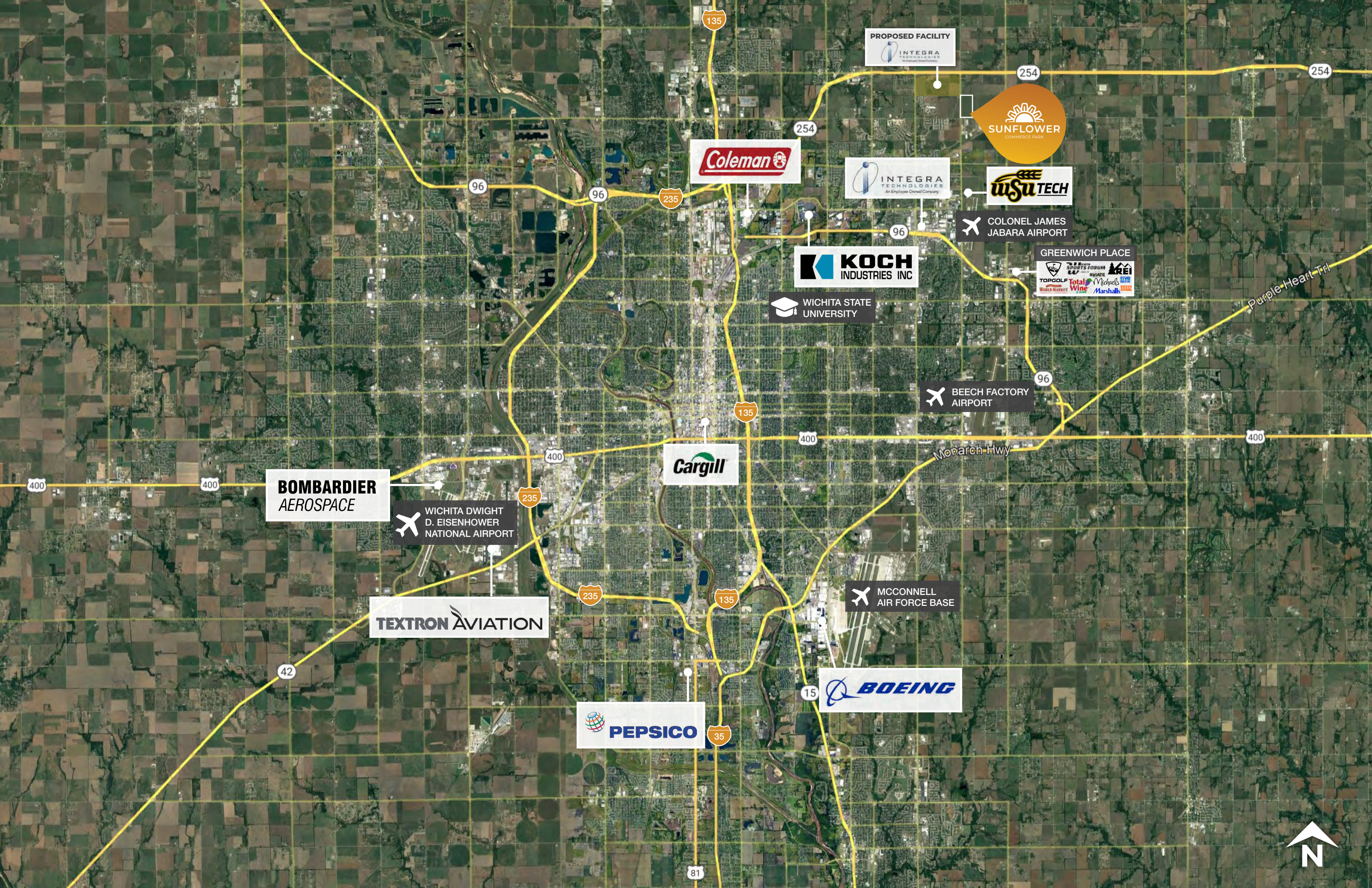
**UNION  
PACIFIC**  
**PRIORITY  
RAIL LINE**

Greenwich Rd



**EMPIRE**  
WALL SYSTEMS INC.





PROPOSED FACILITY  
INTEGRA TECHNOLOGIES



COLONEL JAMES JABARA AIRPORT



WICHITA STATE UNIVERSITY

BEECH FACTORY AIRPORT



BOMBARDIER AEROSPACE

WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT

TEXTRON AVIATION

MCCONNELL AIR FORCE BASE



# DRIVE TIME MAP

## SUNFLOWER COMMERCE PARK

<b>KANSAS CITY:</b>	2 Hrs 33 Mins
<b>OKLAHOMA CITY:</b>	2 Hrs 32 Mins
<b>TULSA:</b>	2 Hrs 41 Mins
<b>DALLAS / FORT WORTH:</b>	5 Hrs 47 Mins
<b>DENVER:</b>	7 Hrs 19 Mins



# DEMOGRAPHICS

## WICHITA, KS MSA



**654,035**  
TOTAL POPULATION



**330,814**  
TOTAL LABOR FORCE

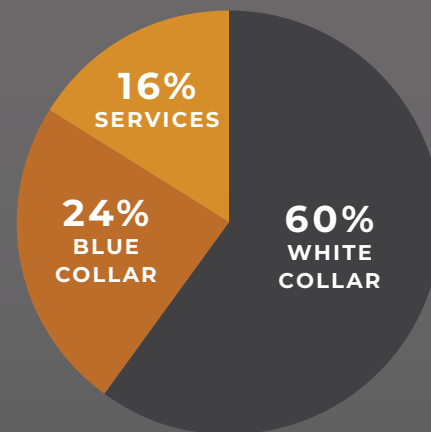


**\$60,539**  
MEDIAN HOUSEHOLD INCOME



**37**  
MEDIAN AGE

### EMPLOYMENT



**3.3%**  
UNEMPLOYMENT RATE



### EDUCATION

**5%**  
NO HIGH SCHOOL DIPLOMA

**22%**  
HIGH SCHOOL GRADUATE

**31%**  
SOME COLLEGE

**33%**  
BACHELORS DEGREE OR HIGHER



### INDUSTRY CONCENTRATION

**47%**  
SERVICES

**17%**  
MANUFACTURING

**10%**  
RETAIL TRADE

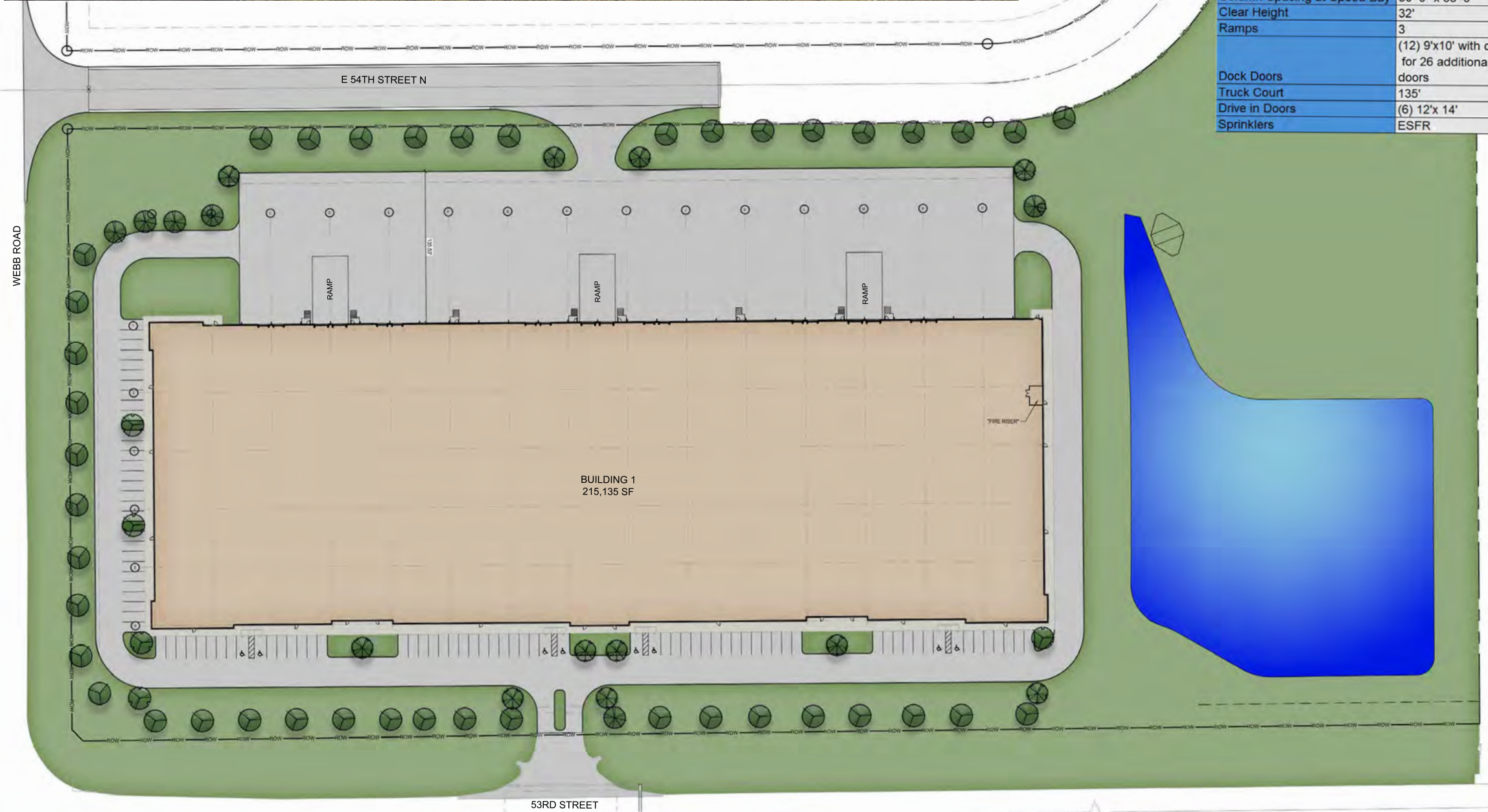
**7%**  
CONSTRUCTION

# FLOOR PLAN

## SUNFLOWER COMMERCE PARK



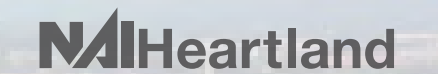
Building 1 Specs	
Building Size	215,135 SF
Column Spacing	52'-0" x 53'-0"
Column Spacing at Speed Bay	60'-0" x 53'-0"
Clear Height	32'
Ramps	3
Dock Doors	(12) 9'x10' with capacity for 26 additional dock doors
Truck Court	135'
Drive in Doors	(6) 12'x 14'
Sprinklers	ESFR



NAI Heartland

NAI Martens

ASPEN FUNDS®



# WHY WICHITA MSA?

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.



BEL AIRE IS ONE OF THE **FASTEST GROWING** CITIES IN THE REGION AND STATE



KANSAS' **COMMERCIAL ENERGY RATES** ARE **7.3% BELOW** THE NATIONAL AVERAGE



WICHITA IS HOME TO **17 UNIVERSITIES & TECHNICAL COLLEGES** CONTRIBUTING TO A PIPELINE OF ALMOST 100,000 STUDENTS.



**THE REGION'S CENTRAL LOCATION** GIVES DIRECT ACCESS TO BOTH COASTS, CANADA & MEXICO. THREE MAJOR RAIL CARRIERS SERVICE THE REGION.



**#1 MANUFACTURING** SPECIALIZED REGION IN THE UNITED STATES



**#3 US ADVANCED INDUSTRY** HOT SPOT



**AIR CAPITAL OF THE WORLD** - 35% OF ALL GENERAL AVIATION PLANES BUILT IN THE US ARE BUILT IN KANSAS. PLUS, IT'S HOME TO MAJOR COMPANIES LIKE BOMBARDIER & AIRBUS.



**KOCH INDUSTRIES INC. & CARGILL PROTEIN** ARE THE TWO LARGEST PRIVATELY HELD COMPANIES IN THE US & BOTH **HEADQUARTERED IN WICHITA.**



**12% BELOW AVERAGE** COST OF LIVING & **#4 BEST VALUE CITY** FOR RAISING A FAMILY



**#3 ENGINEERING HUB** IN THE NATION BEHIND ONLY SILICON VALLEY & HOUSTON, TX



# SUNFLOWER

## COMMERCE PARK

BUILDING A (215,135 SF) - AVAILABLE NOW | BUILDING B (215,135 SF) - AVAILABLE Q4 | BUILD-TO-SUIT (UP TO 600,000 SF) | 100% TAX ABATEMENT

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