

# WAREHOUSE SPACE

1527 S. BROADWAY, WICHITA, KS 67211

**FOR LEASE**






**LEASE RATE: \$1,700.00/MO (G)**

**AVAILABLE SF:** 5,000 SF  
**GROSS BUILDING SF:** 18,716 SF  
**SITE ACRES:** 1.12 Acres  
**YEAR BUILT:** 1955 (Remodeled 2023)  
**ZONING:** GC and LC  
**CEILING HEIGHT:** 14'  
**GRADE LEVEL DOORS:** 12' X 12'

## PROPERTY HIGHLIGHTS

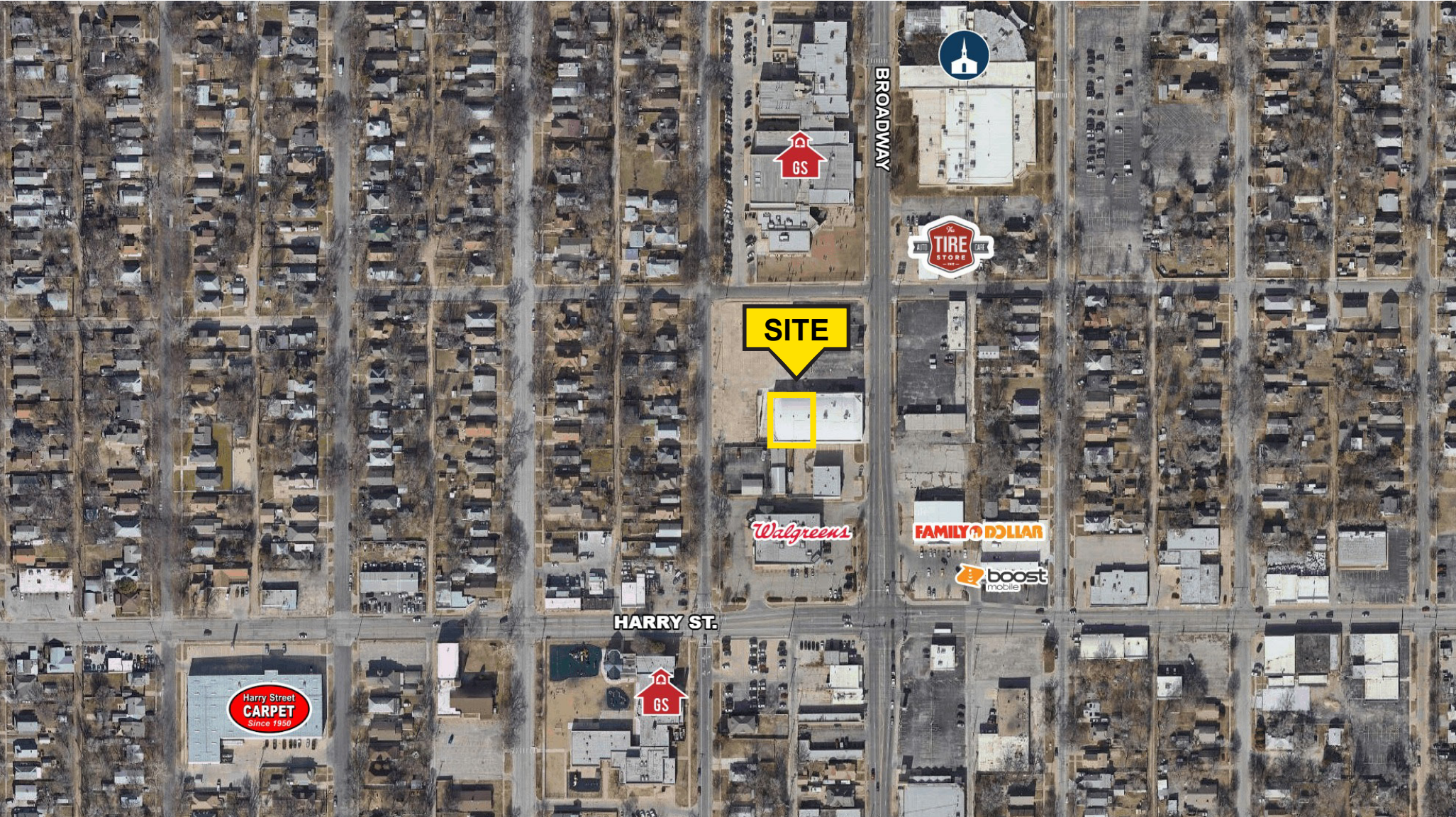
- Centrally located warehouse space for lease.
- Use restrictions apply; contact broker for details.
- New interior and exterior LED lighting.
- Close proximity to US-54/400 (Kellogg).

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 <b>Population</b>	12,130	100,011	217,827
 <b>Avg. HH Income</b>	\$63,254	\$71,167	\$75,358
 <b>Median Age</b>	35.1	34.9	34.6

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**ReeceNichols**  
SOUTH CENTRAL KANSAS

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Offered Exclusively By:

**Alex Ibarra, CCIM**

| 316-833-1198

| [alexibarra@reecenichols.com](mailto:alexibarra@reecenichols.com)