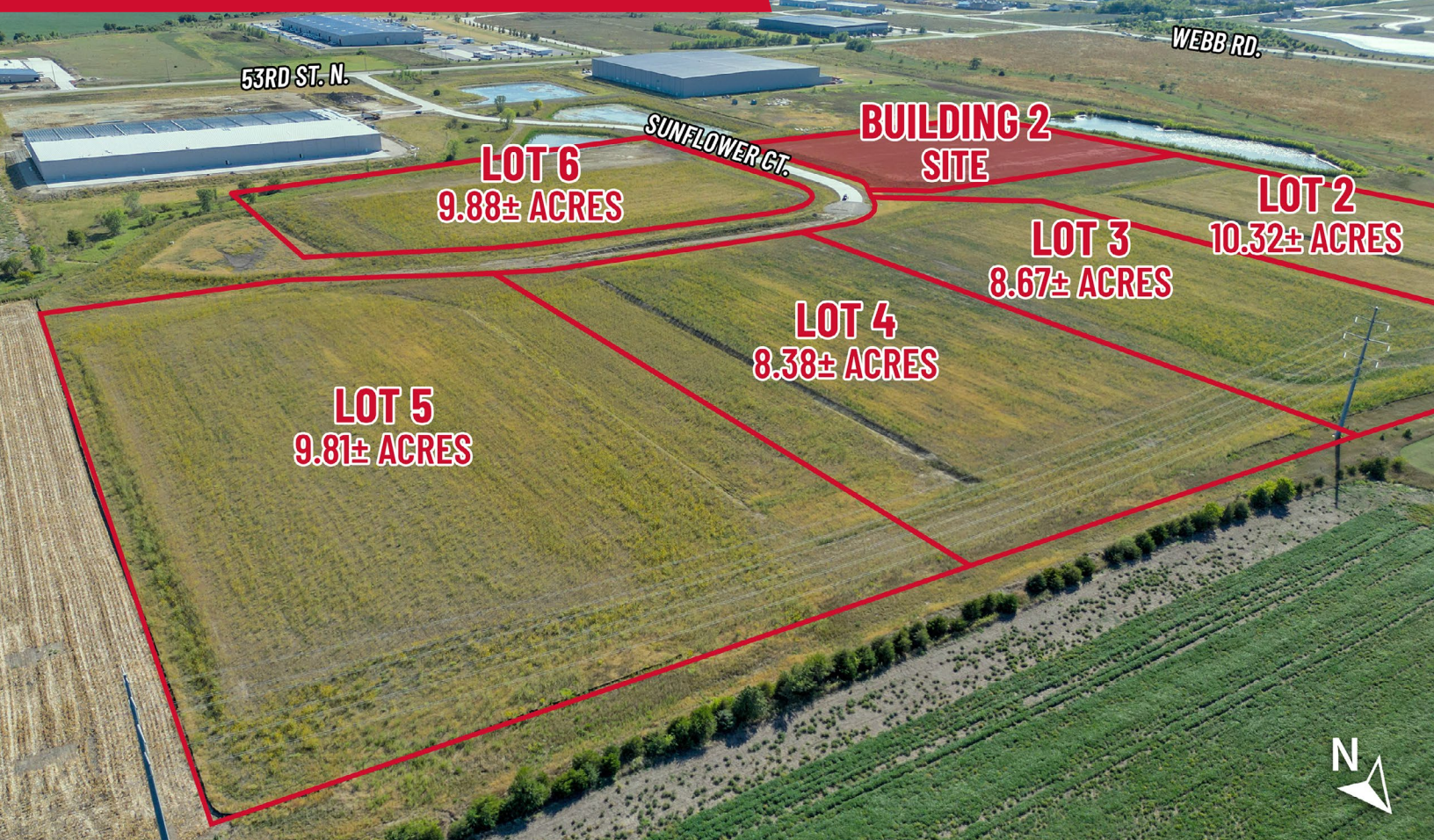


FOR BUILDING SPECS, CONTACT BROKER



FOR SALE OR LEASE

AVAILABLE LAND AREA
8.38 - 47.06± AC.

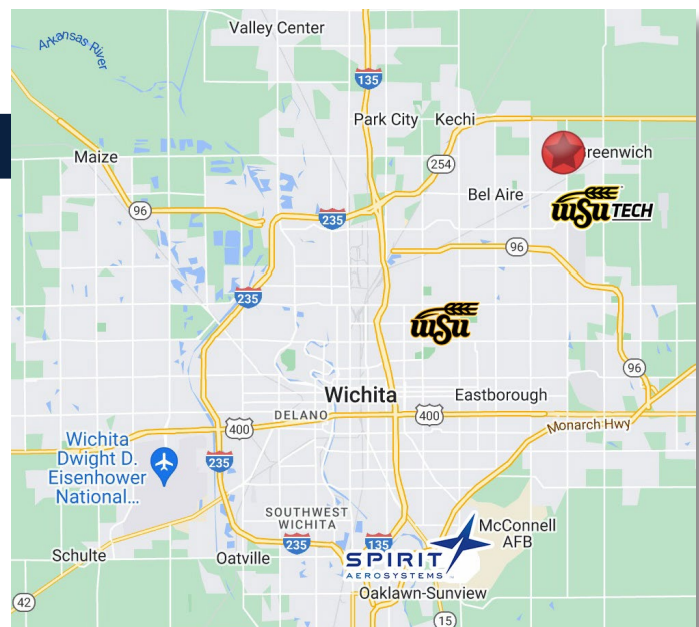
MAX CONTIGUOUS
37.18± AC. (LOTS 1-5)

PROPERTY HIGHLIGHTS

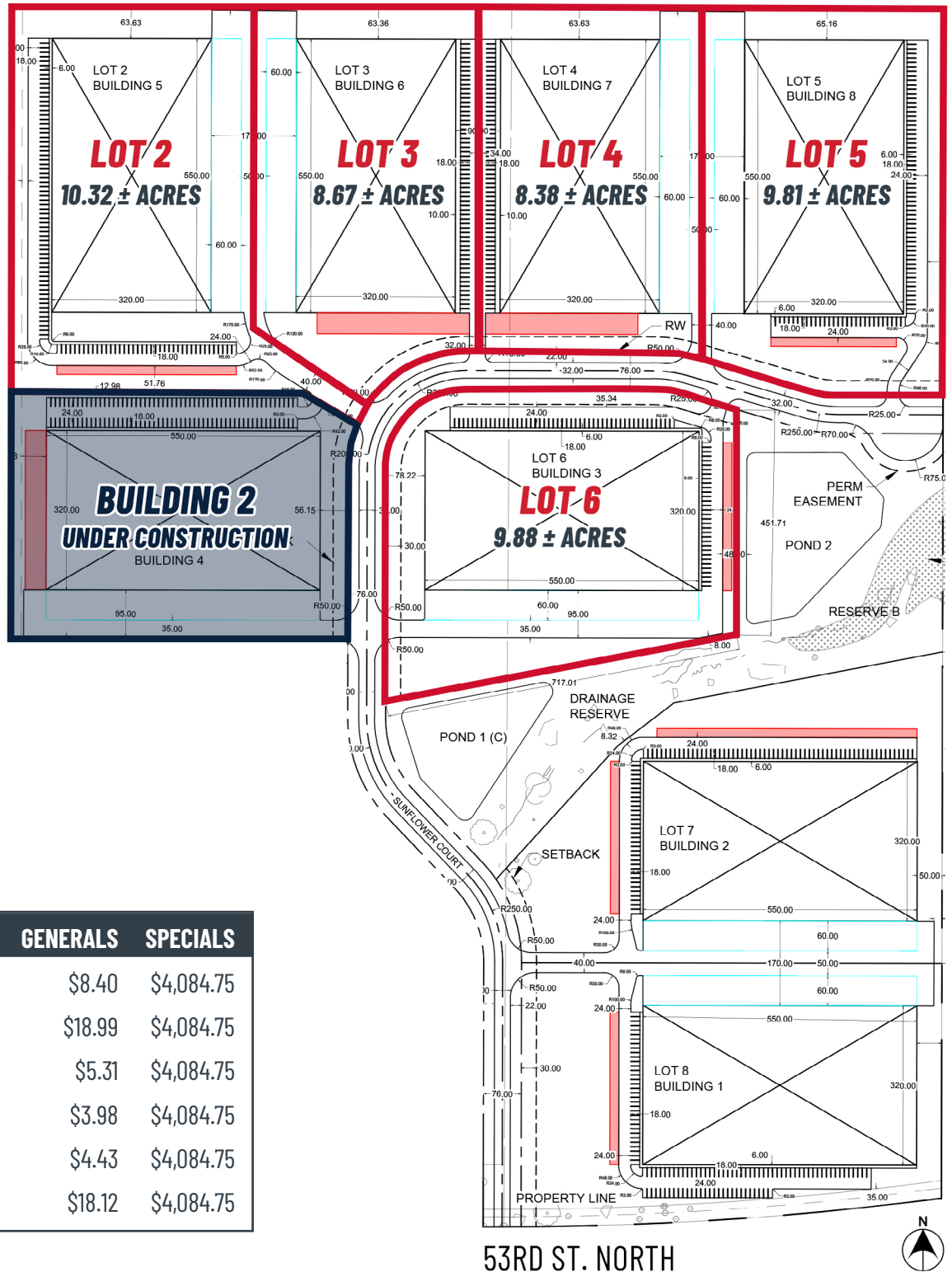
- Development land available in Bayside Industrial Park, Bel Aire, Kansas.
- Lots available for purchase.
- Owner will build-to-suit for sale or lease.
- Lots master planned for buildings up to 200,000 SF.
- Close proximity to Hwy. 254 via Webb Rd. and other major arterials in Sedgwick County.
- Aggressive state and local incentive opportunities.

PRICING: CONTACT BROKER

ZONING
M-1, MANUFACTURING



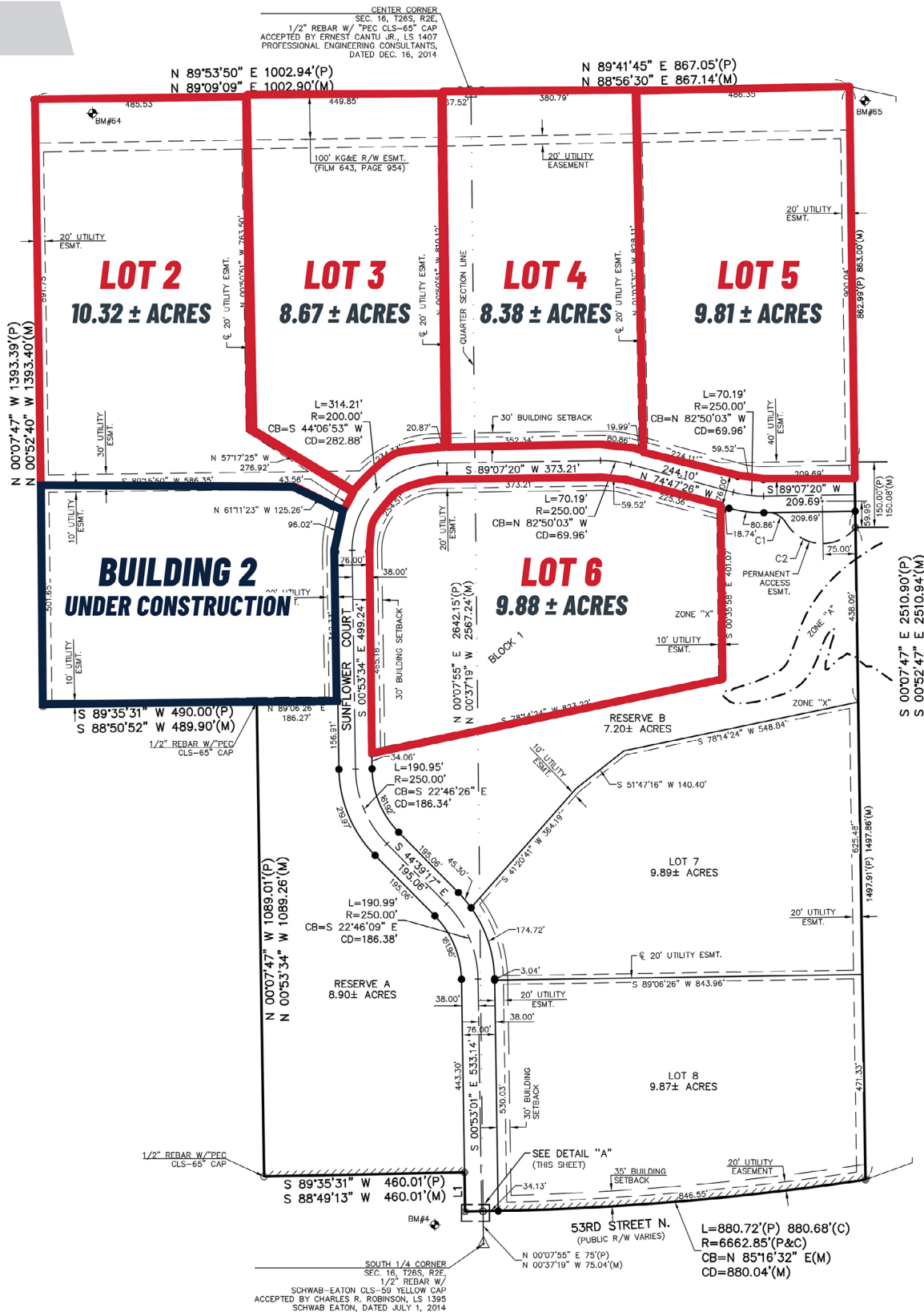
SITE PLAN



2025 TAXES

LOT #	GENERALS	SPECIALS
LOT 1 (Building 2)	\$8.40	\$4,084.75
LOT 2	\$18.99	\$4,084.75
LOT 3	\$5.31	\$4,084.75
LOT 4	\$3.98	\$4,084.75
LOT 5	\$4.43	\$4,084.75
LOT 6	\$18.12	\$4,084.75

PLAT MAP



AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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