



**TIDEMANN**  
REAL ESTATE

# SOUTHWEST WICHITA INDUSTRIAL

2626 S Sheridan, Wichita, KS 67217

FOR LEASE \$6.00/SF, NNN



43,357± SF  
(1.0 A)  
SITE SIZE

23,403± SF  
(per county)  
BUILDING SIZE

22.5'  
(20' clear)  
CEILING HEIGHT

TILT-UP  
CONCRETE  
CONSTRUCTION

1  
DOCK DOOR

1 (truck well)  
OVERHEAD DOOR

22± SPACES  
PARKING

1977, 2016  
YEAR BUILT

**ZONING - LIMITED INDUSTRIAL**

## AVAILABLE SF - 23,403± SF

Warehouse	19,403± SF
Office	4,000± SF
Mezz Office	4,000± SF
Mezz Office	3,480± SF

## PROPERTY HIGHLIGHTS

- Industrial facility available for lease.
- Located within a desirable industrial area in southwest Wichita.
- Office dimensions: 50' (E/W) x 83' (N/S)
- Columns: 72' x 24'
- Close proximity to all major arterials via Pawnee at K-42/ Southwest Blvd.



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

*Offered Exclusively By:*

**BRADLEY TIDEMANN, SIOR**  
316-650-8853 | bradleyt@reecenichols.com





**TIDEMANN**  
REAL ESTATE

# SOUTHWEST WICHITA INDUSTRIAL

2626 S Sheridan, Wichita, KS 67217

FOR LEASE \$6.00/SF, NNN

WAREHOUSE INTERIOR



OFFICES



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.



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

*Offered Exclusively By:*

**BRADLEY TIDEMANN, SIOR**  
316-650-8853 | [bradleyt@reecenichols.com](mailto:bradleyt@reecenichols.com)

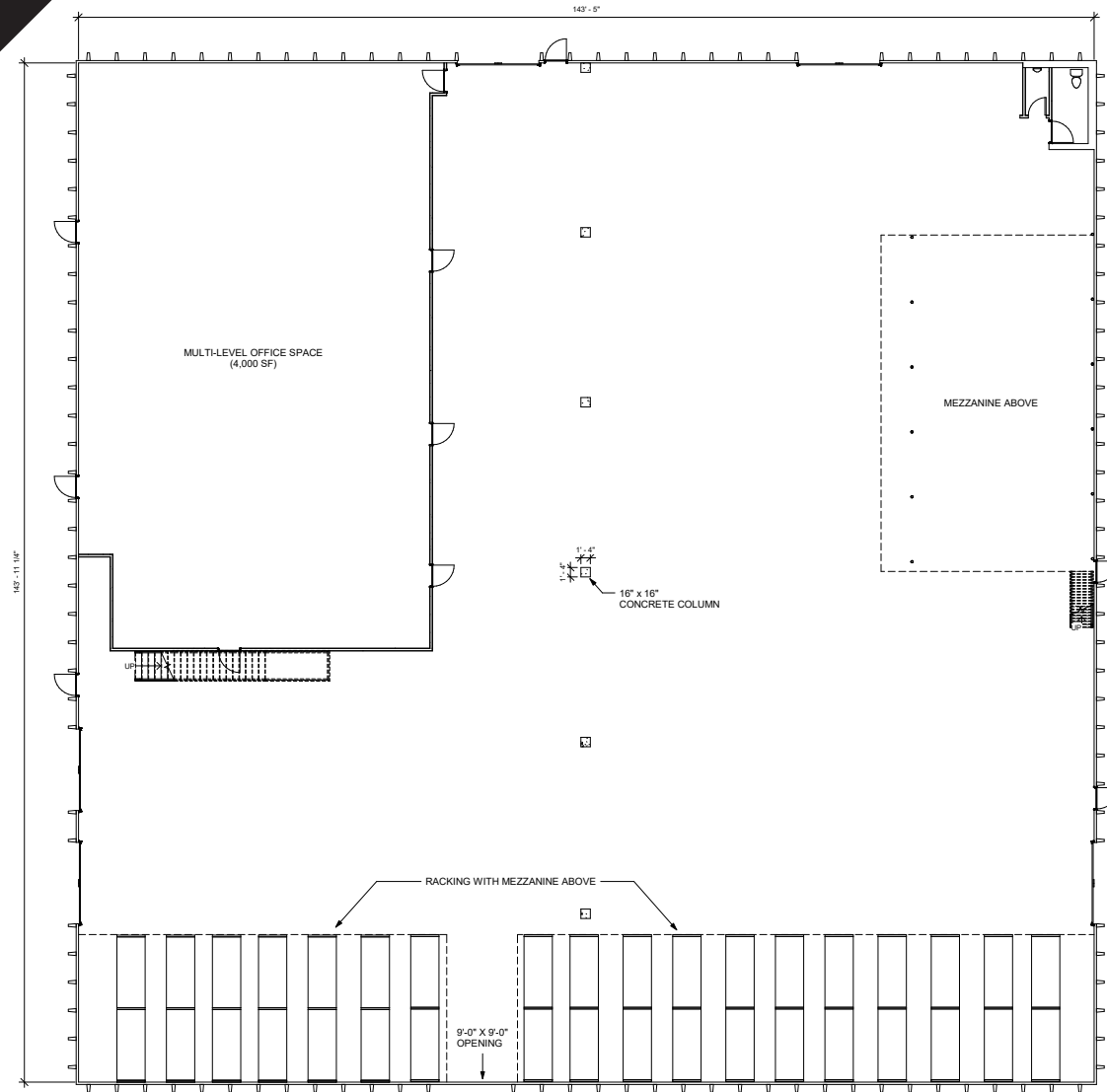


**TIDEMANN**  
REAL ESTATE

# SOUTHWEST WICHITA INDUSTRIAL

2626 S Sheridan, Wichita, KS 67217

FOR LEASE \$6.00/SF, NNN



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.



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

*Offered Exclusively By:*

**BRADLEY TIDEMANN, SIOR**  
316-650-8853 | [bradleyt@reecenichols.com](mailto:bradleyt@reecenichols.com)





**TIDEMANN**  
REAL ESTATE

# SOUTHWEST WICHITA INDUSTRIAL

2626 S Sheridan, Wichita, KS 67217

FOR LEASE \$6.00/SF, NNN



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.



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

**BRADLEY TIDEMANN, SIOR**  
316-650-8853 | [bradleyt@reecenichols.com](mailto:bradleyt@reecenichols.com)