

# TURNKEY OFFICE & WAREHOUSE

801 N RIVER ST  
DERBY, KS



Exceptional industrial/warehouse opportunity in Derby—4,228 SF on a 1.00-acre lot. Built in 2010, this single-story facility features a 12' clear ceiling height, 8 grade-level loading doors, fully fenced back lot, and a parking ratio of 10/1,000 SF. Zoned M-I, the property offers strong functional flexibility for warehousing, light manufacturing, or distribution. The site is well maintained with solid infrastructure and room for vehicle maneuvering. With its strategic location in the Derby/outer Wichita industrial corridor, it's ideal for owner-users or investors seeking a turnkey facility with growth potential.



## PROPERTY FEATURES

- ZONED M-I
- 1.00 ACRE LOT WITH OVER ½ ACRE FULLY FENCED
- BUILT IN 2010
- TOTAL OF 4,228 SQ. FT.  
OFFICE: 1,285 SQ. FT.  
WAREHOUSE: 2,702 SQ. FT.
- 12'+ CLEAR HEIGHT
- 8 GRADE-LEVEL LOADING DOORS

OFFERED AT

**\$ 700,000**



## CONTACT:

- ✉ [BOBBIE@BOBBIELANE.COM](mailto:BOBBIE@BOBBIELANE.COM)
- 📞 316.990.0697
- ❤ [BOBBIELANEHOMES.COM](http://BOBBIELANEHOMES.COM)