

For Sale

Flex Space

49,862 SF | \$4,000,000



7236 E Harry Court

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Wichita, Kansas 67207

Property Highlights

- 49,862 SF on 6.25 Acre Site
- 10/1,000 SF Parking Ratio
- 500+ Parking Spaces
- Large open floor space
- \$1 Million in Upgrades in 2021
- Light Manufacturing
- Cummins Backup Generator
- 225 KVA UPS
- Automatic Transfer Switch
- Raised Floor Data Room
- Battery Monitoring System

OFFERING SUMMARY

Sale Price	\$4,000,000
Lot Size	6.25 Acres
Building Size	49,862 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,659	\$47,726
3 Miles	76,722	\$61,118
5 Miles	166,140	\$61,087

For more information

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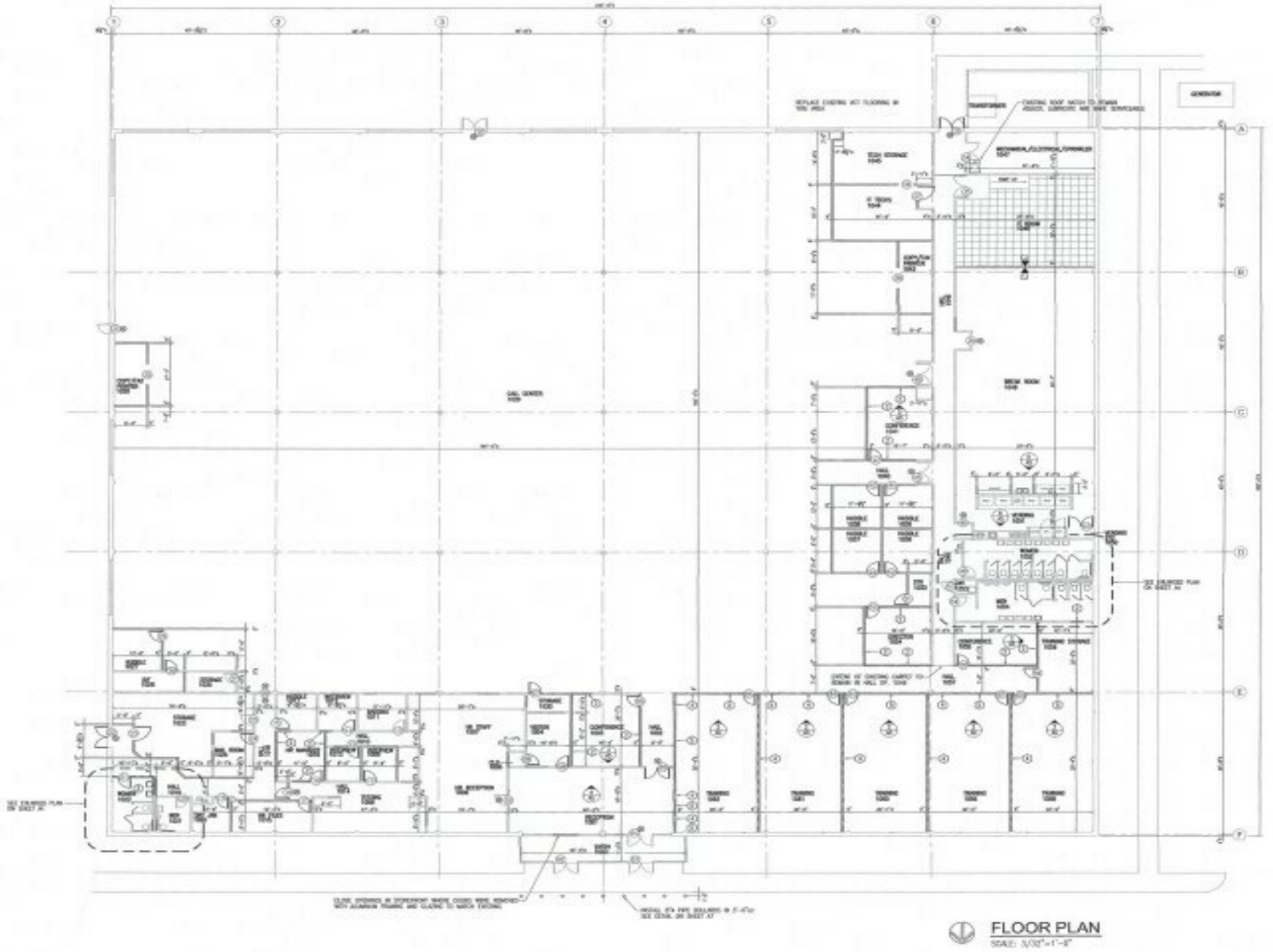
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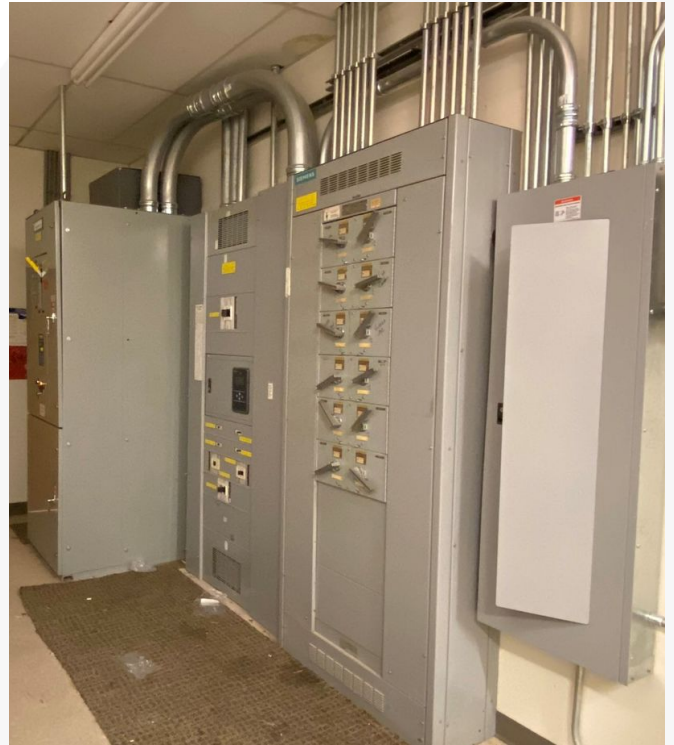
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Property Highlights

- 6.25 Acre Site
- 49,862 rentable square feet
- Single Story building Steel Exterior | Rubber Membrane Roof | Concrete Foundation
- Original Construction 1989; \$2.5 Million Renovation in 2007, \$1 Million Upgrades in 2021
- Fully Sprinkled
- 14 Commercial Grade HVAC Units; Installed in 2007
- 60" Wide | 30" Deep | 53" Tall
- Multiple Training Rooms, Break Rooms, Storage and Private Offices
- Battery Monitoring System existing
- UPS PW 225KVA 480/480 SGL KIT existing
- Cummins 500DFEK Generator Set existing
- Raised Floor Data Room
- Automatic Transfer Switch existing
- UPS Batteries existing



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