



For Lease
Ironhorse Development
Building 2
Wichita, Kansas



1217 W MacArthur Road

Wichita, Kansas

- 131,708 SF (Divisible to 31,500 SF)
- **Available for Immediate Occupancy**
- 95% Tax Abatement
- Call Broker for Pricing

For more information:

Brent Peterson, SIOR

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NAIHeartland **NAIMartens**

NAI HEARTLAND

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NAI MARTENS

1330 E Douglas Ave | Wichita, KS 67214

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Wichita, Kansas

Building Specs:

EXPANDABLE TO:	151,737 SF
FIRST FLOOR GROSS BUILDING AREA:	131,708 SF
FUTURE POTENTIAL 2ND FLOOR AREA:	20,029 SF
TAX ABATEMENT:	95% Tax Abatement for Years 1-5 50% For Years 6-10
LIGHTING:	LED
LOADING:	8 - 9'X10' Dock Doors with Capacity for Additional 8 Doors 4 - 14'X14' Drive-In Doors
CLEAR HEIGHT:	32'+
POWER:	1,600 AMP / 3-Phase / 480 Volt (4,000 AMP Available)
CONSTRUCTION:	Concrete Tilt
ROOF:	60 mil TPO
HIGHWAY ACCESS:	I-235, I-35 & I-135
AVAILABILITY:	Available for Occupancy

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CAR PARKING:	163 Car Parking Spaces Including 6 ADA
SPRINKLER:	ESFR
COLUMN SPACING:	52-6' X 48' (60' Speed Bay)
ESTIMATED NETS: (PSF PER YEAR)	Taxes - \$0.60 / Insurance - \$0.51 / CAM - \$0.30
LEASE RATE:	Call Broker For Pricing

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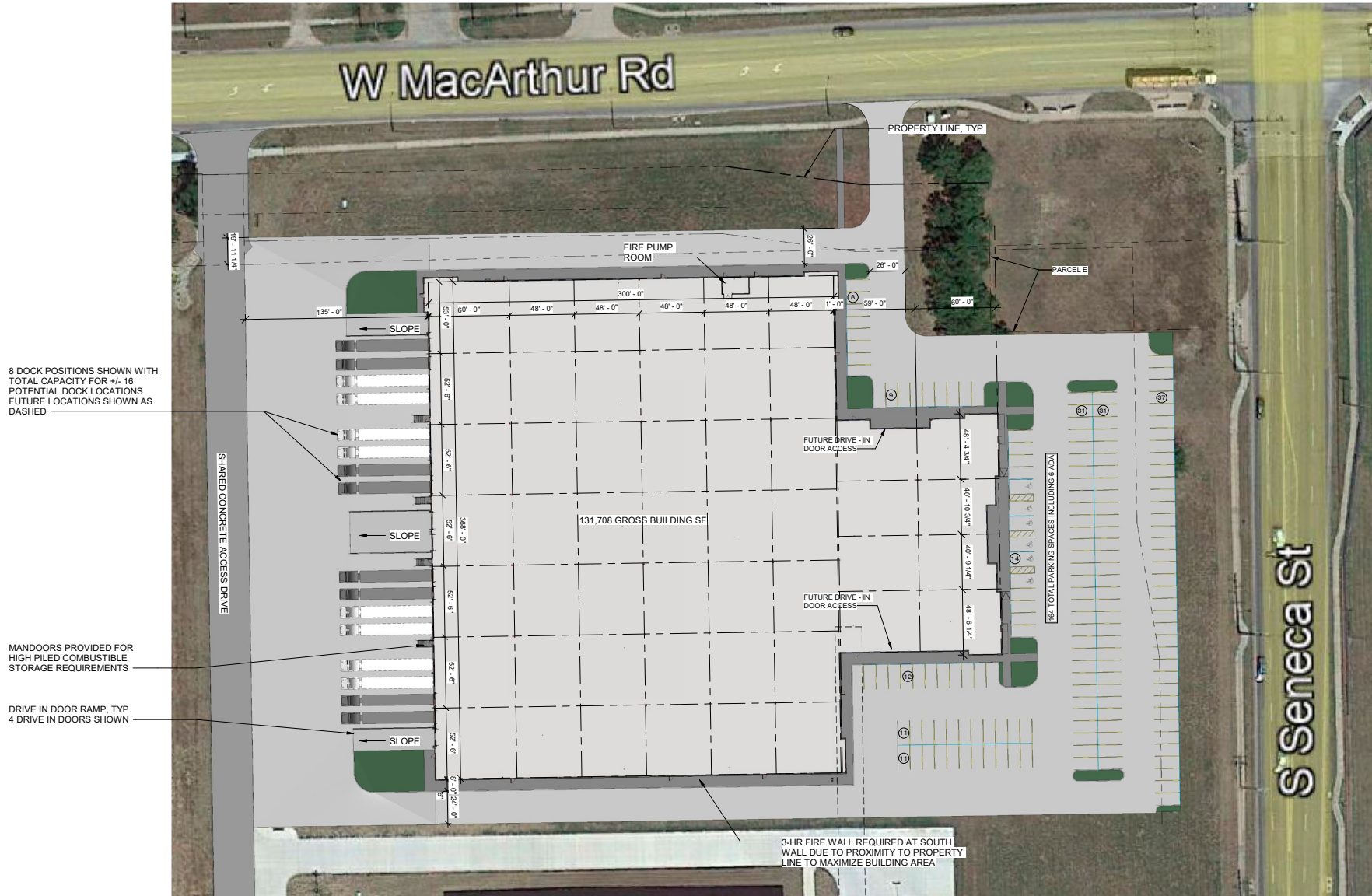
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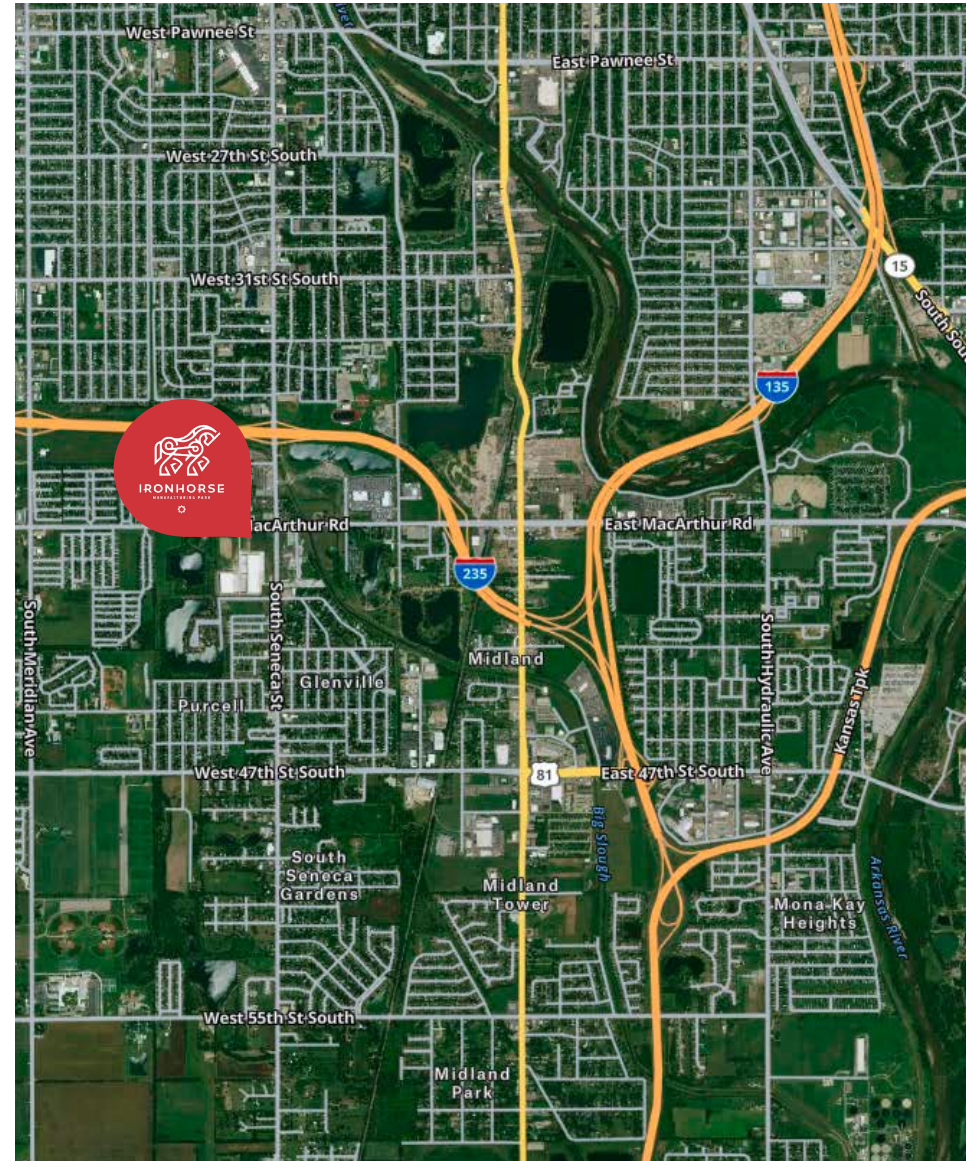
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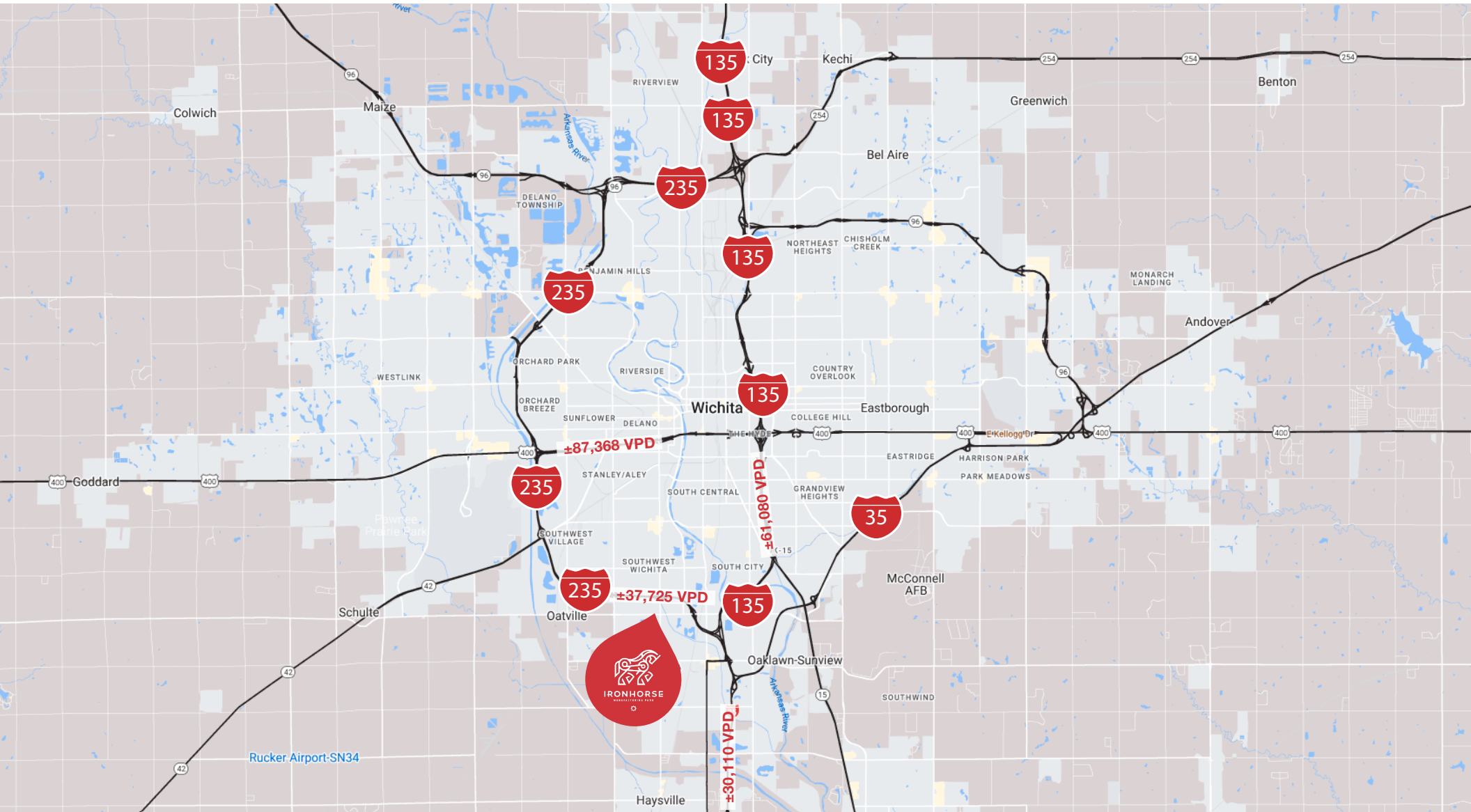
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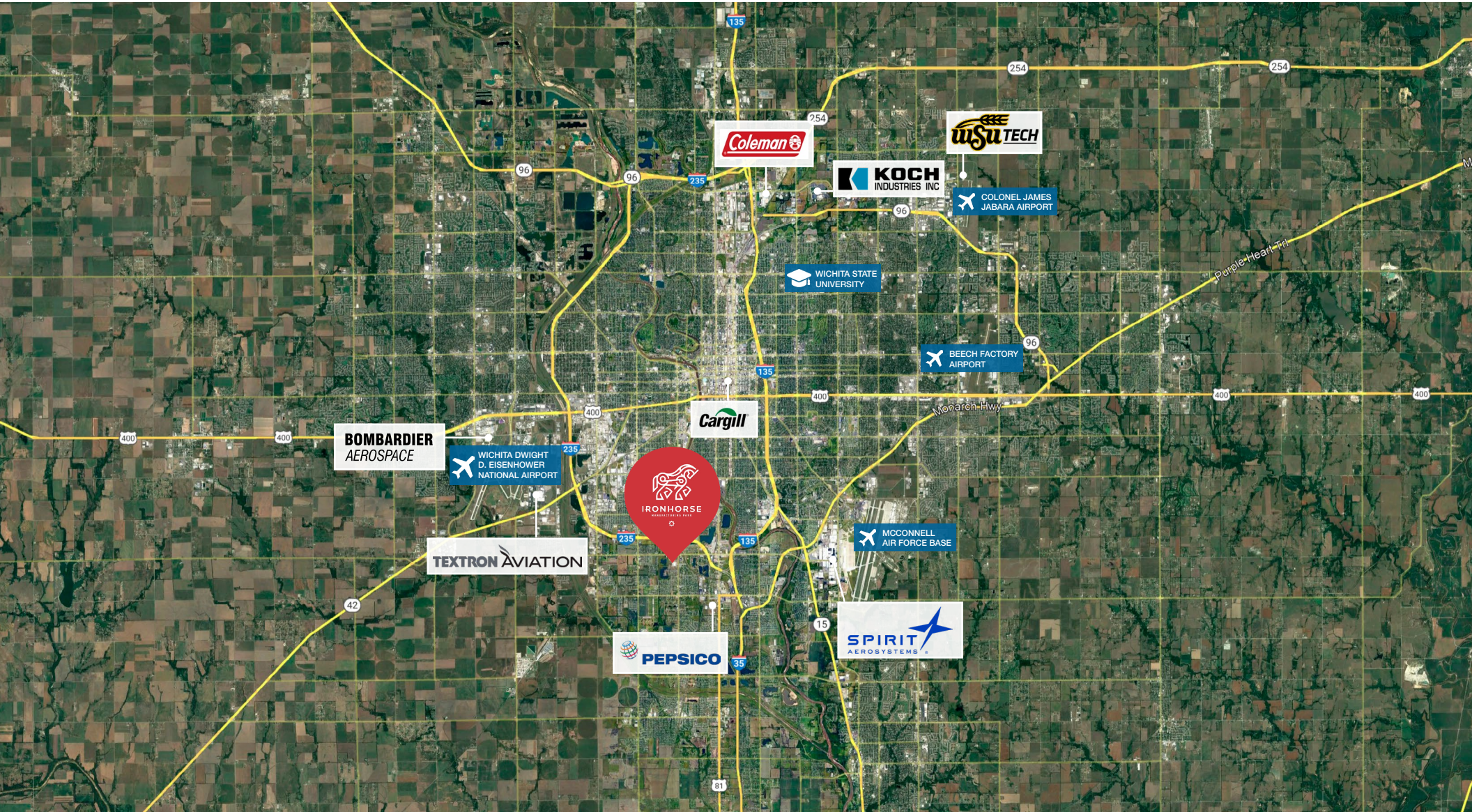
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WICHITA, KANSAS

LOCATION OVERVIEW

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.



**#1 MANUFACTURING
SPECIALIZED REGION
IN THE UNITED STATES**



**#3 US ADVANCED
INDUSTRY HOT SPOT**



**#3 ENGINEERING HUB
IN THE NATION BEHIND
ONLY SILICON VALLEY &
HOUSTON, TX**



**12% BELOW AVERAGE
COST OF LIVING & #4
BEST VALUE CITY FOR
RAISING A FAMILY**



DEMOGRAPHICS

WICHITA, KANSAS MSA



654,035
TOTAL
POPULATION



330,814
TOTAL LABOR
FORCE

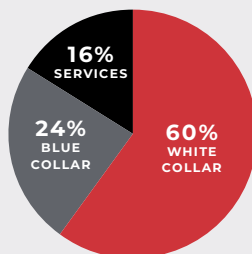


\$60,539
MEDIAN
HOUSEHOLD
INCOME



37
MEDIAN AGE

EMPLOYMENT



WICHITA IS HOME TO
**17 UNIVERSITIES &
TECHNICAL COLLEGES**
CONTRIBUTING TO A
PIPELINE OF ALMOST
100,000 STUDENTS.



**THE REGION'S CENTRAL
LOCATION** GIVES DIRECT
ACCESS TO BOTH
COASTS, CANADA &
MEXICO. THREE MAJOR
RAIL CARRIERS SERVICE
THE REGION.



**AIR CAPITAL OF THE
WORLD** - 35% OF ALL
GENERAL AVIATION
PLANES BUILT IN THE US
ARE BUILT IN KANSAS.
PLUS, IT'S HOME TO
MAJOR COMPANIES LIKE
BOMBARDIER & AIRBUS.



**KOCH INDUSTRIES INC.
& CARGILL PROTEIN**
ARE THE TWO LARGEST
PRIVATELY HELD
COMPANIES IN THE US &
BOTH **HEADQUARTERED
IN WICHITA.**

SOURCE: GREATER WICHITA PARTNERSHIP

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