

# FOR SALE OR LEASE

4308 W Southwest Blvd, Wichita, KS 67215



## Warehouse & Office Space

### PROPERTY DETAILS

**Space Available:** 23,000 sq. ft.  
Warehouse: 15,750 sq. ft.  
Office area: 2,250 sq. ft.  
Wash bay: 1,000 sq. ft.  
Storage shed: 4,000 sq. ft.  
Frontage: approx. 500 ft.  
Depth: approx. 730 ft.  
Land area: approx. 3.5 acres

**Sale Price:** \$2,500,000.00

**Lease Rate:** \$15,000/mo (\$0.83/sq. ft. per month, \$10/sq. ft. per year)

**Lease Type:** NNN

**Zoning:** Limited Industrial



- Ceiling Height: 28' Sidewalls
- Overhead Doors: 5
- Electric: 480 Volt / 1,000 Amp / 3 Phase
- Construction Type: Pre-engineered steel with vinyl backed insulation and steel liner panels.
- Distance to the I-235 and Southwest Blvd. (K-42) Interchange: 2 min / 0.5 mi
- Distance to Kellogg Ave. (US-54, US-400): 3 min / 2 mi



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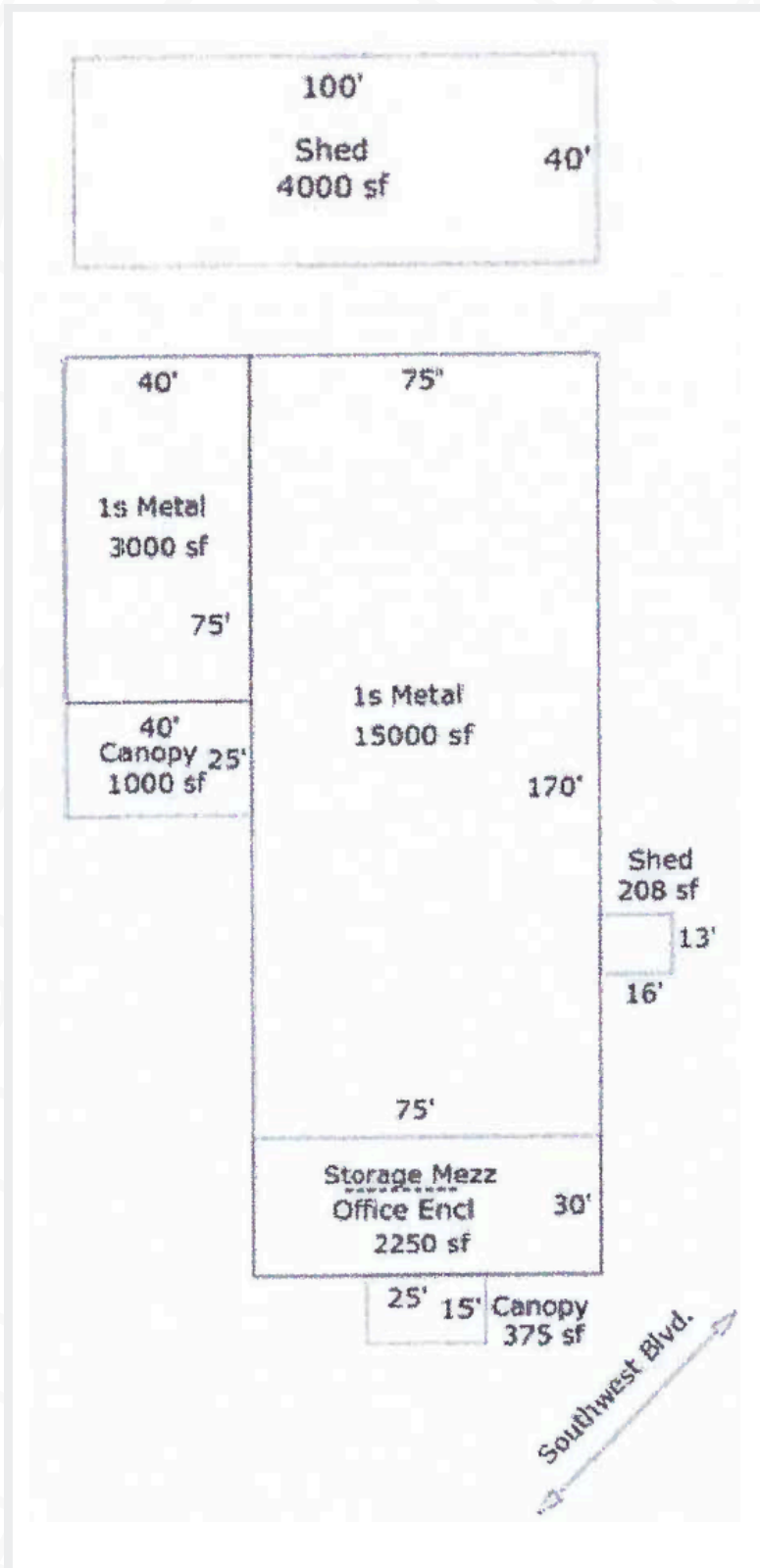
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## SPECIAL FEATURES

- Warehouse floor is 8 in. to 10 in. thick concrete with #4 rebar on 12 in. centers with #4 paving mat on top of the rebar.
- Two (2) 36 in. x 60 ft. "I"-beams embedded in the floor, with multiple drill collar tie downs.
- Two (2) "T" slotted planer tables (approximately 4 ft. x 24 ft.) embedded in the floor as precision layout surfaces.
- Mechanics pit with stairs (4 ft. wide x 15 ft. long x 6 ft. deep).
- Main facility has 28 ft. eave height and 42 ft. height at the peak.
- West facility and wash bay eave height slopes from 27 ft. to 24 ft.
- Both buildings are free span, insulated, pre-engineered steel construction.
- Two (2) Jib Cranes (2-ton) with 20 ft. arms.
- Natural gas fired tube heaters.
- Two (2) runs of 600-amp buss bars.
- Air compressor (3,000-gallon capacity), 1,000 gallon dryer.
- Mezzanine area is also free span and insulated.
- New LED lighting to be installed in the warehouse by owner.
- 28 existing skylights in main facility.



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Wash Bay



Warehouse Exterior



Mezzanine Area



Warehouse Interior



Office Interior



Planer Tables



Mechanics Pit



"I" Beams with Tie Downs

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## AREA DETAILS

