



**IRONHORSE**  
MANUFACTURING PARK



BRAND-NEW INDUSTRIAL BUILDING TOTALING 131,708 SF  
OWNER USER OR INVESTMENT OPPORTUNITY - DIVISIBLE TO 31,500 SF  
DOCK-HIGH & DRIVE-IN LOADING DOORS

**CALL FOR PRICING GUIDANCE**

**BUILDING 2 • 1217 WEST MACARTHUR ROAD • WICHITA, KANSAS**



**NAI**Heartland



# PROPERTY DETAILS

## AND AREA INFORMATION

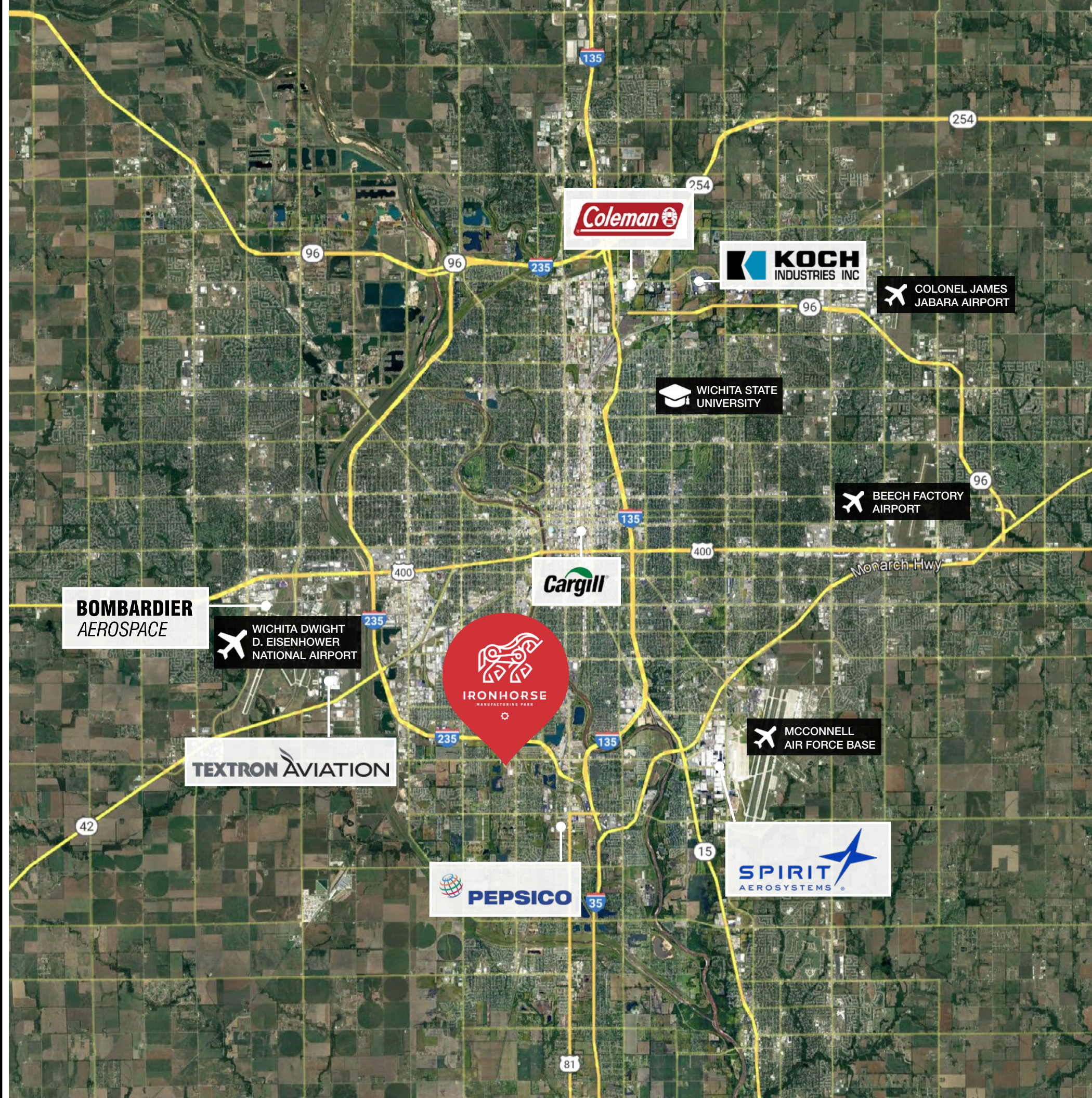
Building 2 of the Ironhorse Manufacturing Park, is a newly constructed (2024) 131,708 SF industrial building, situated at 1217 West Macarthur Road in South Central Wichita, KS and offers several advantages due to its strategic location and infrastructure. Ironhorse provides a prime location, with close proximity to key markets and suppliers within the city. The property has easy access to major highways including I-235, I-135, and I-35, providing excellent connectivity to the greater Wichita metro and surrounding regional markets.

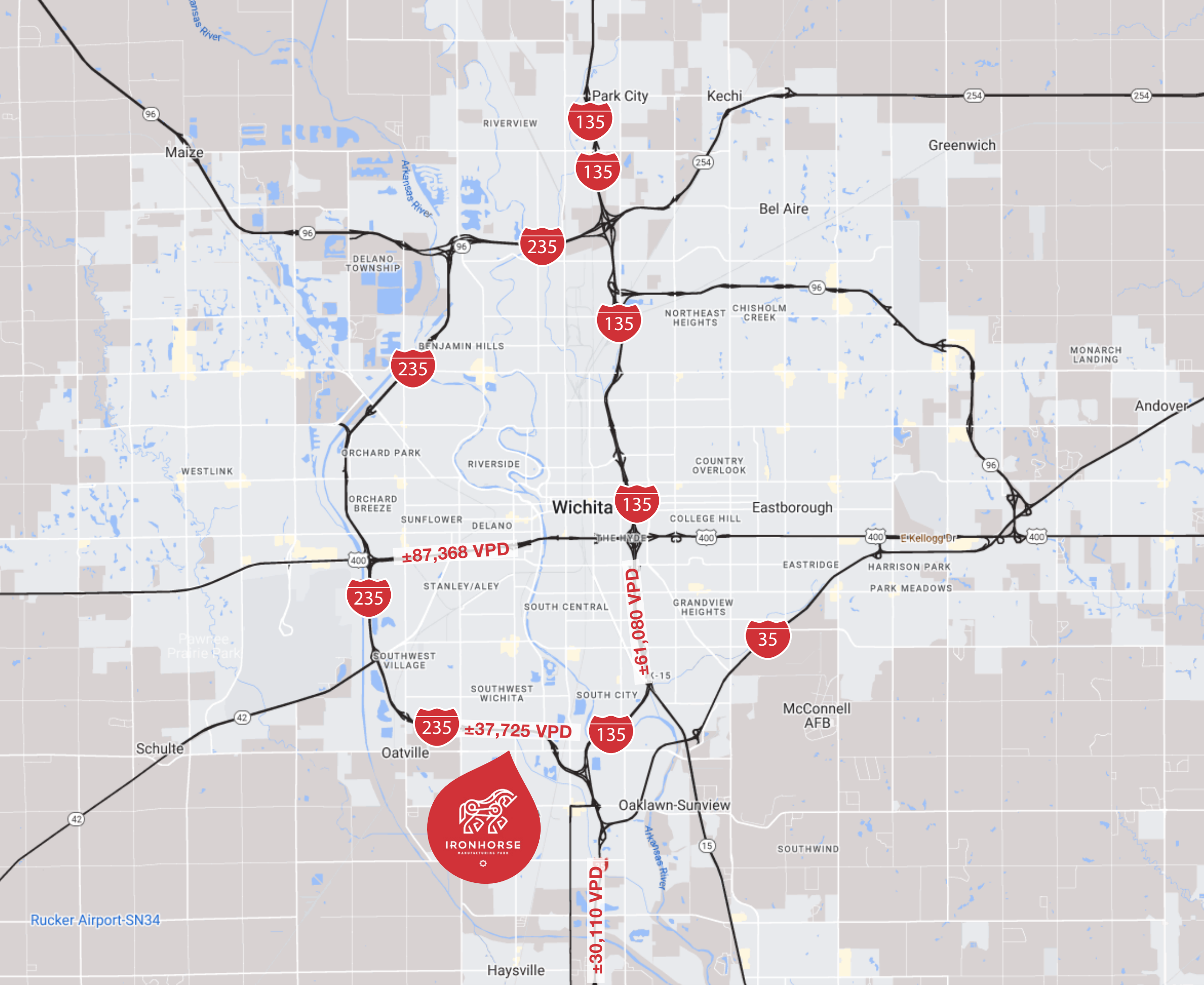


**131,708 SF**  
BUILDING SIZE



**2024**  
YEAR BUILT





DRIVE TIMES

**0.5 MILES**  
INTERSTATE 235

**3 MILES**  
INTERSTATE 135

**3 MILES**  
INTERSTATE 35

**180 MILES**  
KANSAS CITY METRO

**359 MILES**  
DALLAS, TX

**506 MILES**  
DENVER, CO



# EXECUTIVE SUMMARY

## IRONHORSE BUILDING 2

<b>LOCATION:</b>	Wichita, Kansas
<b>BUILDING SIZE:</b>	131,708 SF
<b>YEAR BUILT:</b>	2024
<b>LOADING:</b>	8 - 9'x10' Dock Doors with Capacity for Additional 8 Doors 4 - 14'x14' Drive-in Doors
<b>CLEAR HEIGHT:</b>	32'+
<b>LIGHTING:</b>	LED
<b>POWER:</b>	1,600 AMP / 3-Phase / 480 Volt (4,000 Amp Available)
<b>SPRINKLER:</b>	ESFR
<b>CONSTRUCTION:</b>	Concrete Tilt
<b>ROOF:</b>	60mil TPO
<b>HIGHWAY ACCESS:</b>	I-235, I-35 & I-135
<b>CAR PARKING:</b>	163 Car Parking Spaces Including 6 ADA
<b>COLUMN SPACING:</b>	52-6'x48' (60' Speed Bay)



# 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.



**#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



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



**#3 US ADVANCED INDUSTRY HOT SPOT**

## DEMOGRAPHICS

### WICHITA, KANSAS MSA



**654,035**  
TOTAL POPULATION



**330,814**  
TOTAL LABOR FORCE

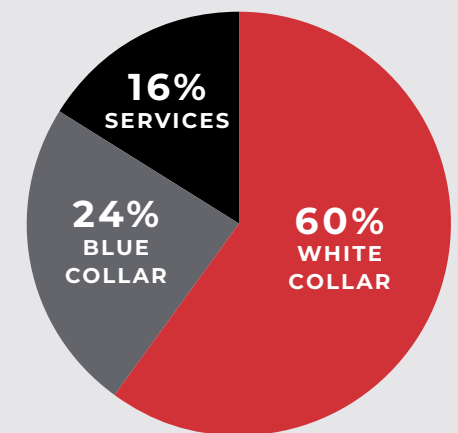


**\$60,539**  
MEDIAN HOUSEHOLD INCOME



**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.**



# IRONHORSE

MANUFACTURING PARK



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