



**UNDER
RENOVATION**

INDUSTRIAL



FOR SALE OR LEASE

WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

SALE | LEASE



SALE PRICE **CONTACT BROKER** | **LEASE RATE** **CONTACT BROKER**



Exclusively Offered by: **Grant Tidemann, SIOR**
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Bradley Tidemann, SIOR
316-650-8853 | btidemann@weigand.com

WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

SALE | LEASE

NORTH - 410 (SUITE A) E. 37TH ST. N. | 410 (SUITE B) E. 37TH ST. N. | 700 E. 37th St.

SITE SIZE
716,251 SF± (16.44 A±)

ZONING
GENERAL INDUSTRIAL

TAXES 2022
GENERALS: \$159,840.86 | SPECIALS: \$32.01



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SALE | LEASE

NORTH - 410 (SUITE A) E. 37TH ST. N.

SITE SIZE
231,946 SF±

YEAR BUILT
1950, 1989
IMPROVEMENTS: 1995, 2004

BUILDING SIZE
* 75,774 SF±

CONSTRUCTION
CONCRETE BLOCK, STUD/BRICK
METAL ON STEEL

TOTAL AVAILABLE SPACE
* 75,774 SF±

DOCK DOORS
10

ZONING
GENERAL INDUSTRIAL

OVERHEAD DOORS
1 RAMP

CEILING HEIGHT
16'6" - 20'5"

PARKING
AMPLE

TAXES 2022
GENERALS: \$25,215.85 | SPECIALS: \$21.34

PROPERTY HIGHLIGHTS

- Warehouse available for purchase or lease.
- Heavy power.
- Excellent access to all major arterials via Broadway.
- Includes 910 SF storage building with 2 OH Doors.



Rendering to represent facility renovations.

*Square footage referenced is per floor plan - excludes office and mezzanine.

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SALE | LEASE

NORTH - 410 (SUITE A) E. 37TH ST. N.



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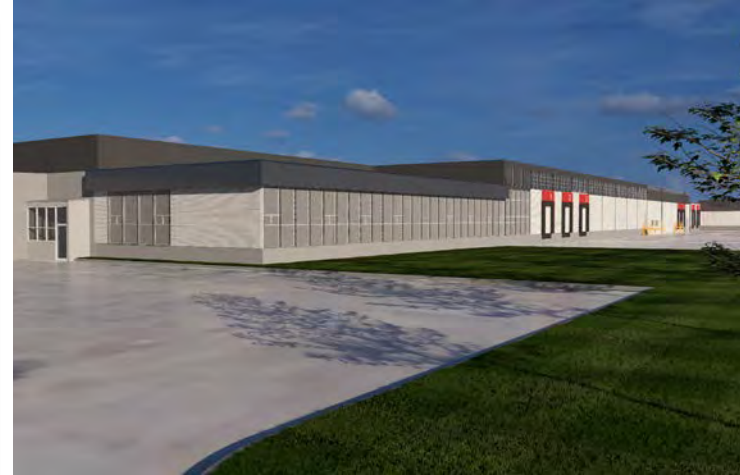
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NORTH - 410 (SUITE A) E. 37TH ST. N.



Renderings to represent facility renovations.



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WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

SALE | LEASE

NORTH - 410 (Suite B) E. 37th St. N.

SITE SIZE
187,503 SF±

BUILDING SIZE
* 113,290 SF±

AVAILABLE SPACE
* 113,290 SF±

YEAR BUILT
1970

CONSTRUCTION
METAL ON STEEL

CEILING HEIGHT
13'9" - 17'7"

ZONING
GENERAL INDUSTRIAL

PARKING
73 SPACES±

SPRINKLED
WET AND DRY

DOCK DOORS
8 (INSIDE COVERED LOADING DOCK)
1 WITH RAMP

OVERHEAD DOORS
9 (ON COVERED LOADING DOCK)

PROPERTY HIGHLIGHTS

- Warehouse available for purchase or lease.
- Heavy power.
- Excellent access to all major arterials via Broadway.



**Square footage referenced is per floor plan - excludes office and mezzanine.*

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SALE | LEASE

NORTH - 410 (Suite B) E. 37th St. N.



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WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

SALE | LEASE

NORTH - 700 E. 37th St. N. - MANUFACTURING

SITE SIZE
296,802 SF±

BUILDING SIZE
* 165,158 SF±

AVAILABLE SPACE
* 165,158 SF±

YEAR BUILT
1950, 1970, 1987, 1993, 2017
(IMPROVEMENTS - 1960)

CONSTRUCTION
CAVITY BRICK/METAL ON STEEL,
BRICK/BLOCK

ZONING
GENERAL INDUSTRIAL

CEILING HEIGHT
15'6" - 23'

SPRINKLED
WET AND DRY

DOCK DOORS
8
(4 INSIDE COVERED
LOADING DOCK)

OVERHEAD DOORS
6
(3 ON COVERED DOCK)
(1 WITH RAMP INSIDE COVERED DOCK)
(2 WITH RAMPS - N SIDE OF BLDG.)

PARKING
AMPLE



PROPERTY HIGHLIGHTS

- Manufacturing/warehouse available for purchase or lease.
- Heavy power.
- Excellent access to all major arterials via Broadway at I-235.

**Square footage referenced is per floor plan - excludes office and mezzanine.*

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WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

SALE | LEASE

NORTH - 700 E. 37th St. N. - MANUFACTURING



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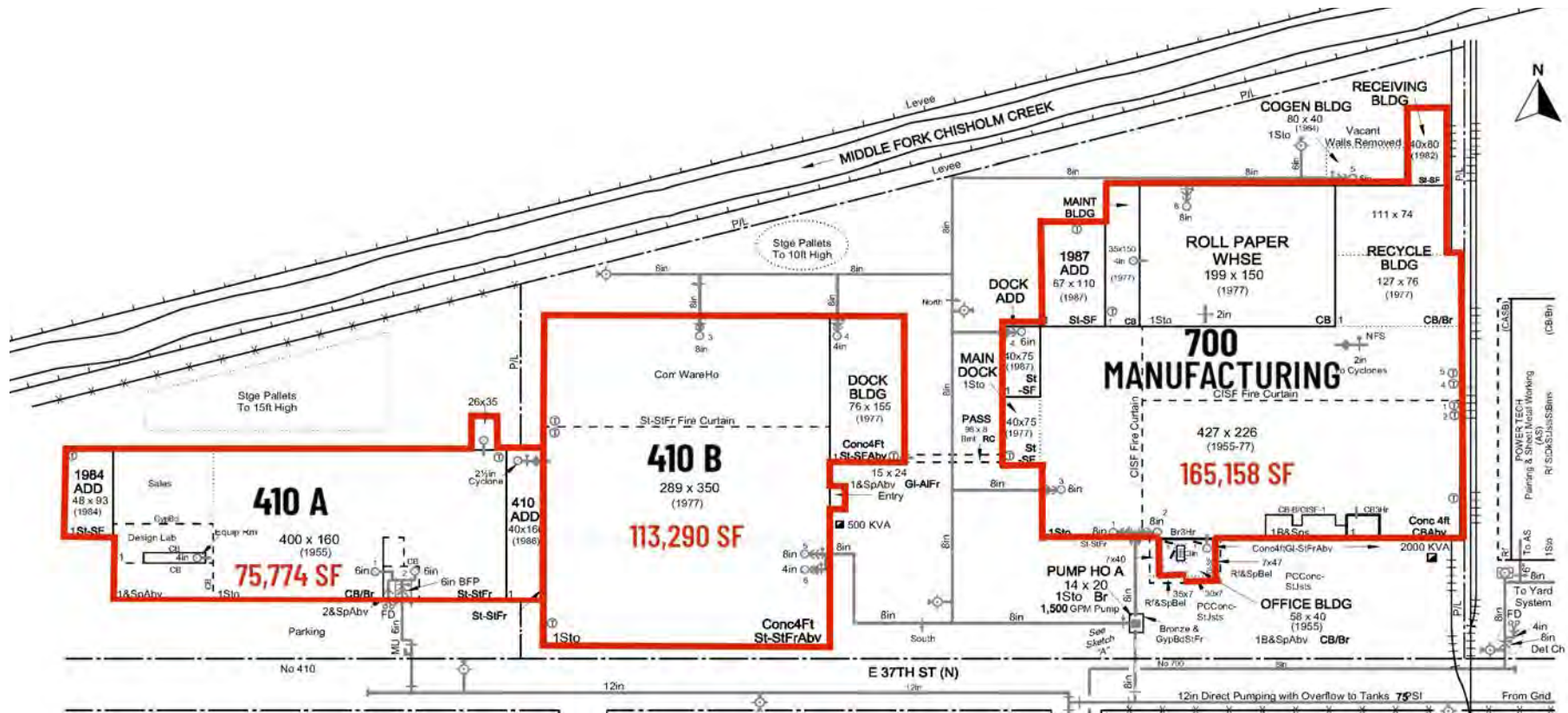
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SALE | LEASE

SITE PLAN - NORTH



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SALE | LEASE

SOUTH - 701 E. 37th St. N.

SITE SIZE

141,782 SF (3.25 A)

YEAR BUILT

1950

IMPROVEMENTS: 1975, 1980

BUILDING SIZE

* 93,500 SF±

CONSTRUCTION

BRICK/BLOCK, METAL ON STEEL

TOTAL AVAILABLE SPACE

* 93,500 SF± (Divisible)

See Floor Plan

DOCK DOORS

4

ZONING

GENERAL COMMERCIAL

OVERHEAD DOORS

1 WITH RAMP

CEILING HEIGHT

14'10" - 20'9"

SPRINKLED

WET

TAXES 2022

GENERALS: \$47,408.55 | SPECIALS: \$10.67

PROPERTY HIGHLIGHTS

- Warehouse available for purchase or lease.
- Heavy power.
- Excellent access to all major arterials via Broadway at I-235.



*Square footage referenced is per floor plan - excludes office and mezzanine.

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SALE | LEASE

SOUTH - 701 E. 37th St. N.

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SALE | LEASE

SOUTH - 3600 N. SANTA FE

SITE SIZE

448,257 SF (10.29 A)

YEAR BUILT

1951, 1955, 1957
IMPROVEMENTS: 1970, 1975

BUILDING SIZE

* 212,280 SF±

CONSTRUCTION

FORMED CONCRETE, METAL
ON WOOD, CONCRETE BLOCK

TOTAL AVAILABLE SPACE

* 212,280 SF±, Divisible
See Floor Plan

DOCK DOORS

36
(2 ON LOADING RAMP - WEST SIDE)
(2 ON LOADING RAMP - SOUTH SIDE)

ZONING

GENERAL INDUSTRIAL

OVERHEAD DOORS

4
(1 WITH RAMP)

CEILING HEIGHT

13'1" - 19'7"

PARKING

AMPLE

SPRINKLED

WET

TAXES 2022

GENERALS: \$95,531.15 | SPECIALS: \$21.34

PROPERTY HIGHLIGHTS

- Office/warehouse available for purchase or lease.
- Heavy power.
- Excellent access to all major arterials via Broadway at I-235.

**Square footage referenced is per floor plan - excludes office and mezzanine.*



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SALE | LEASE

SOUTH - 3600 N. SANTA FE

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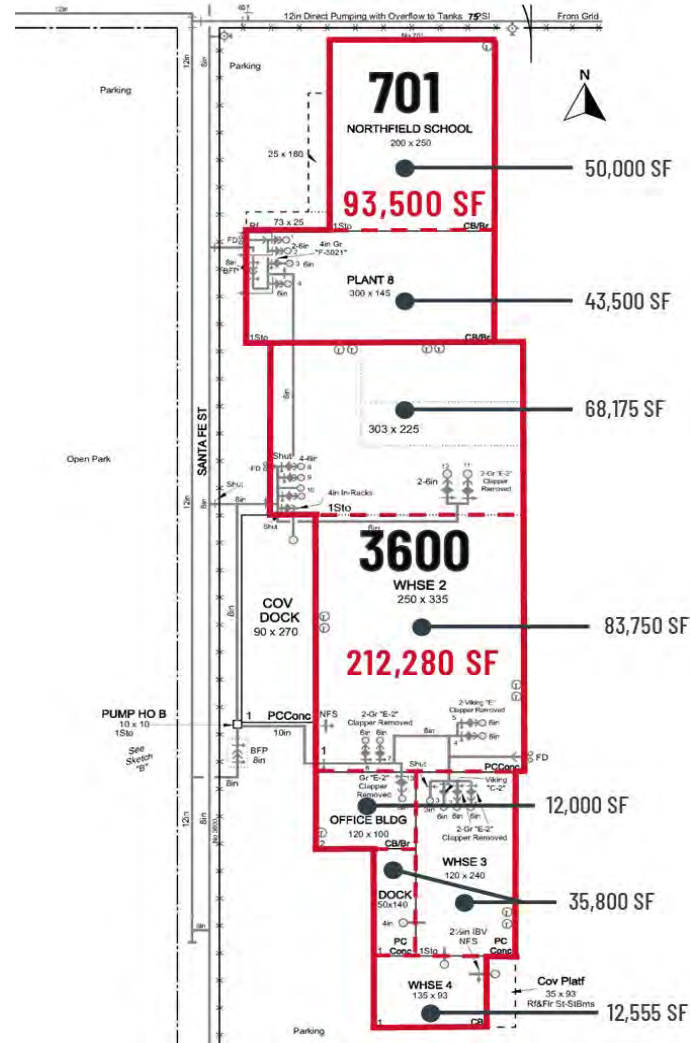
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SALE | LEASE

SITE PLAN - SOUTH



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SALE | LEASE

SOUTH - 3611 N. ST. FRANCIS

SITE SIZE
58,702 SF (1.35 A)

YEAR BUILT
1980

BUILDING SIZE
14,332 SF±

CONSTRUCTION
FORMED CONCRETE

TOTAL AVAILABLE SPACE
14,332 SF±

DOCK DOORS
6

ZONING
GENERAL COMMERCIAL

OVERHEAD DOORS
2
(1 ON LOADING DOCK - NORTH SIDE)

CEILING HEIGHT
16'

PARKING
AMPLE

TAXES 2022
GENERALS: \$5,539.89 | SPECIALS: \$7.11

PROPERTY HIGHLIGHTS

- Warehouse available for purchase or lease.
- Excellent access to all major arterials via Broadway at I-235.



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SALE | LEASE

SOUTH - 37TH AND ST. FRANCIS

SITE SIZE

A: SE/c 292,796 SF (6.72 A)
B: SW/c 221,627 SF (5.09 A)

ZONING

GENERAL INDUSTRIAL

UTILITIES

AVAILABLE TO SITE

TAXES 2022

A: (SE/c)
GENERALS: \$5,360.63 | SPECIALS: \$5.33
B: (SW/c)
GENERALS: \$3,061.12 | SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Vacant land available for purchase or lease.
- Excellent access to all major arterials via Broadway at I-235.



TRAFFIC COUNTS

APPROX. 11,972 VPD AT 37TH AND BROADWAY



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SOUTH - 37TH AND ST. FRANCIS



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