







# INDUSTRIAL FLEX WAREHOUSE

110 W. 29th St. N., Wichita, KS 67204







<b>LEASE RATE:</b>	\$2,650/MO (NN)
<b>BUILDING SIZE:</b>	3,280 SF
<b>LOT SIZE:</b>	6,258 SF
<b>YEAR BUILT:</b>	1951
<b>ZONING:</b>	GC

 2.4 miles	 2.4 miles	 8.2 miles
 9.6 miles	 4.0 miles	 4.4 miles

## PROPERTY HIGHLIGHTS

- Recent renovations include: New paint, garage doors and bathroom.
- Updated sewer, electrical and lighting.
- Fenced outside storage area.
- Infrared heat in shop.
- 3 overhead doors.
- Office space.
- Bathroom w/shower.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	7,159	54,997	166,412
 <b>AVG. HH INCOME</b>	\$66,178	\$61,272	\$70,344
 <b>MEDIAN AGE</b>	34	38	38
TRAFFIC COUNTS			
 <b>29TH &amp; BROADWAY</b>	14,959 VPD		



Offered exclusively by: **Matthew McClure** | 316-292-3910 | [mmcclure@weigand.com](mailto:mmcclure@weigand.com)



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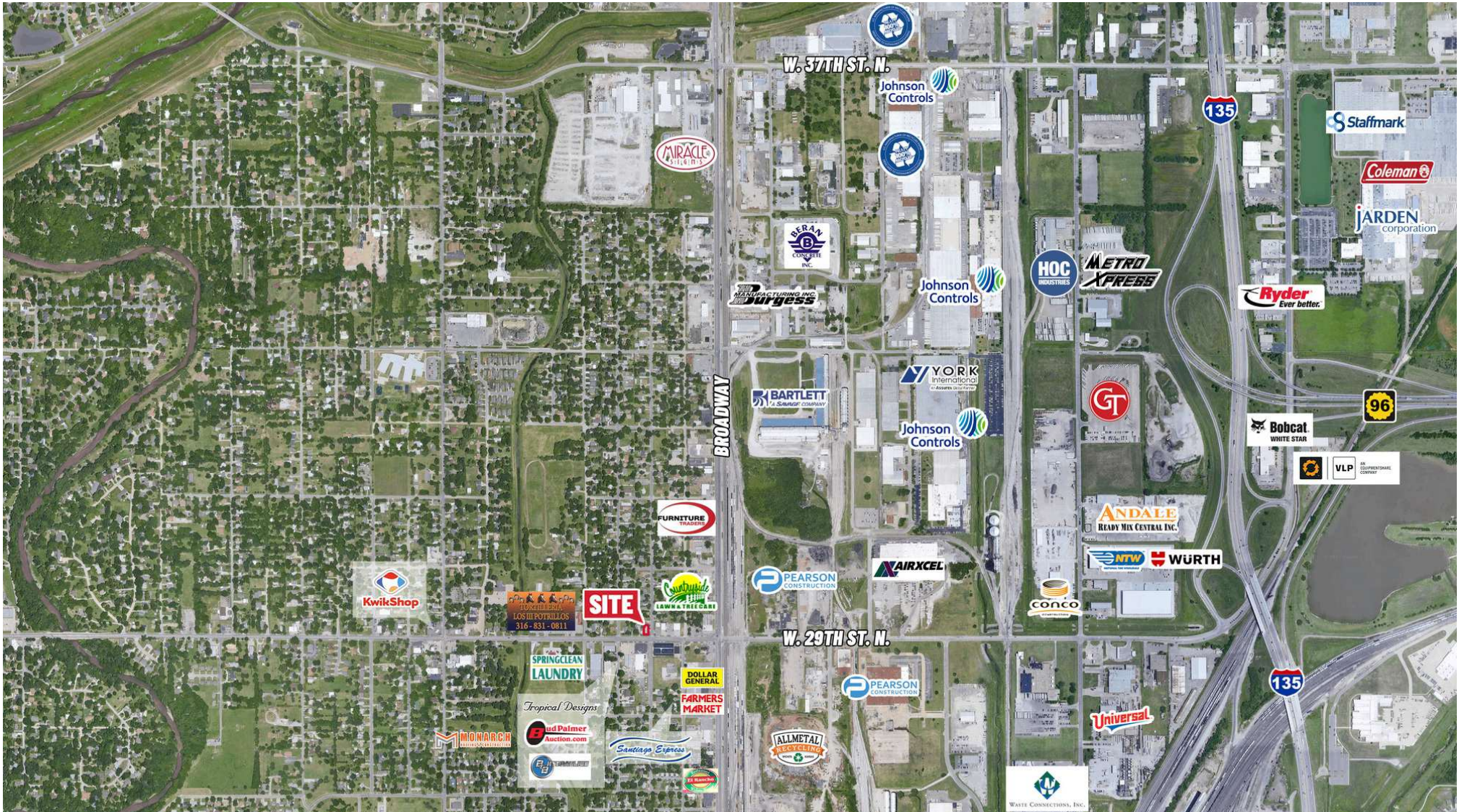


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