



LANDMARK
COMMERCIAL



FLEX BUSINESS FACILITY FOR LEASE

4710 S EMPORIA, WICHITA, KS

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All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

LEASE RATE

\$2,700 per month
plus \$820 estimated monthly taxes
and insurance

BUILDING SIZE

3,600 SF

LOT SIZE

69,255 SF

ZONING

Commercial/Industrial

HIGHLIGHTS

- LOCATED IN SOUTH WICHITA, WITH CONVENIENT ACCESS TO I-135/I-35 & I-235
- METAL PANEL ROOF
- 20 STRIPED PARKING SPACES
- APPROXIMATELY 12 FOOT CEILING
- ACCESS DOORS: 1 OVERHEAD DOOR, 2 MAN DOORS, GLASS STORE FRONT - 3 WINDOWS & 3 DOORS
- 4 SPLIT HVAC UNITS
- 6" REUBFORCED CONCRETE IN WAREHOUSE AND CARPET & CERAMIC TILE IN THE OFFICE
- T8 FLUORESCENT LIGHTING IN WAREHOUSE AND LED AND T8 FLOURESCENT IN OFFICES

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

POPULATION

6,397

52,043

131,259

HOUSEHOLDS

2,498

20,486

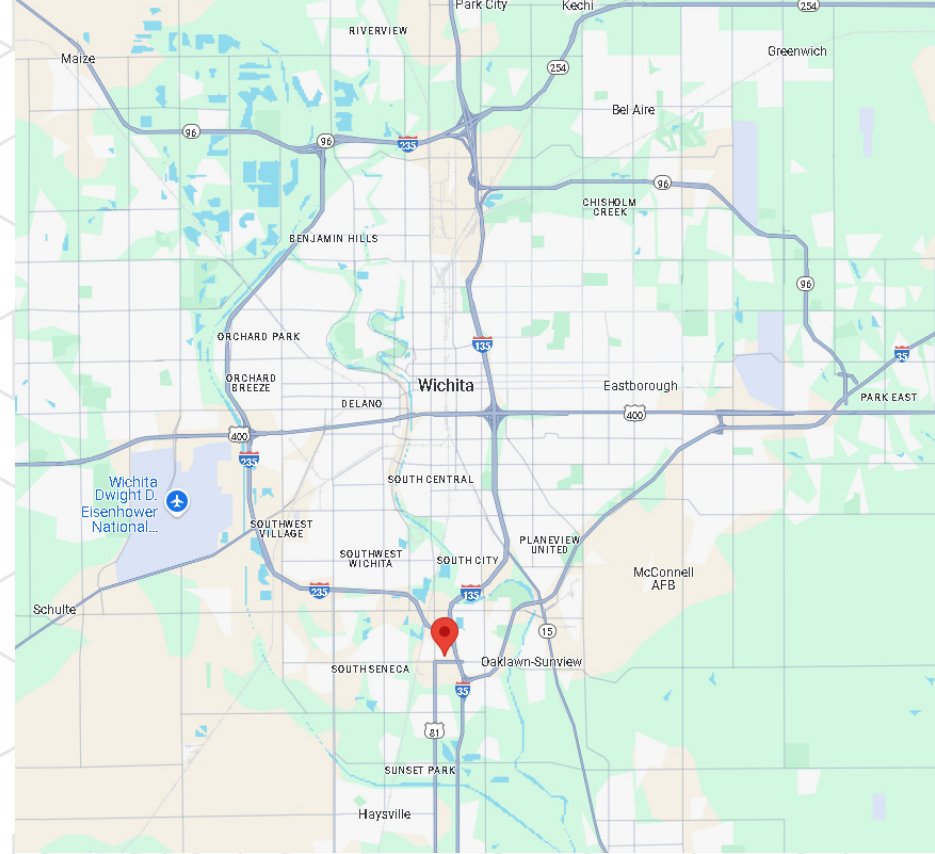
51,763

AVG HH INCOME

\$73,564

\$64,327

\$66,301



PHOTOS



AERIAL





LANDMARK COMMERCIAL REAL ESTATE

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For More Information:

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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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