



TIDEMANN
REAL ESTATE

FOR LEASE
NEWLY RENOVATED



ict37
INDUSTRIAL DISTRICT



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

BRADLEY TIDEMANN, SIOR
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FOR LEASE

WAREHOUSE/MANUFACTURING ICT37 INDUSTRIAL DISTRICT SOUTH - 3600 N. SANTA FE



NEWLY RENOVATED

SOUTH - 3600 N. SANTA FE

448,257 SF (10.29 A)

SITE SIZE

*212,280 SF ±

BUILDING SIZE

*128,530 SF ± (DIVISIBLE)
SEE FLOOR PLAN

TOTAL AVAILABLE SPACE

**GENERAL INDUSTRIAL
ZONING**

LEASE RATE: CONTACT BROKER

CEILING HEIGHT
13'1" - 19'7"

PARKING
Ample

YEAR BUILT
1951, 1955, 1957
Improvements: 1970, 1975

CONSTRUCTION
Formed Concrete, Metal on
Wood, Concrete Block

DOCK DOORS
6
(2 on loading ramp- West side)
(2 on loading ramp - South side)

OVERHEAD DOORS
4
(1 with ramp)

SPRINKLERED
Wet

2025 TAXES
General: \$167,778.12
Specials: \$180.00

PROPERTY HIGHLIGHTS:

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

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

All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent or seller/lessor with the duty to represent seller/lessor's interest; and (b) information given to Agent will be disclosed to seller/lessor.



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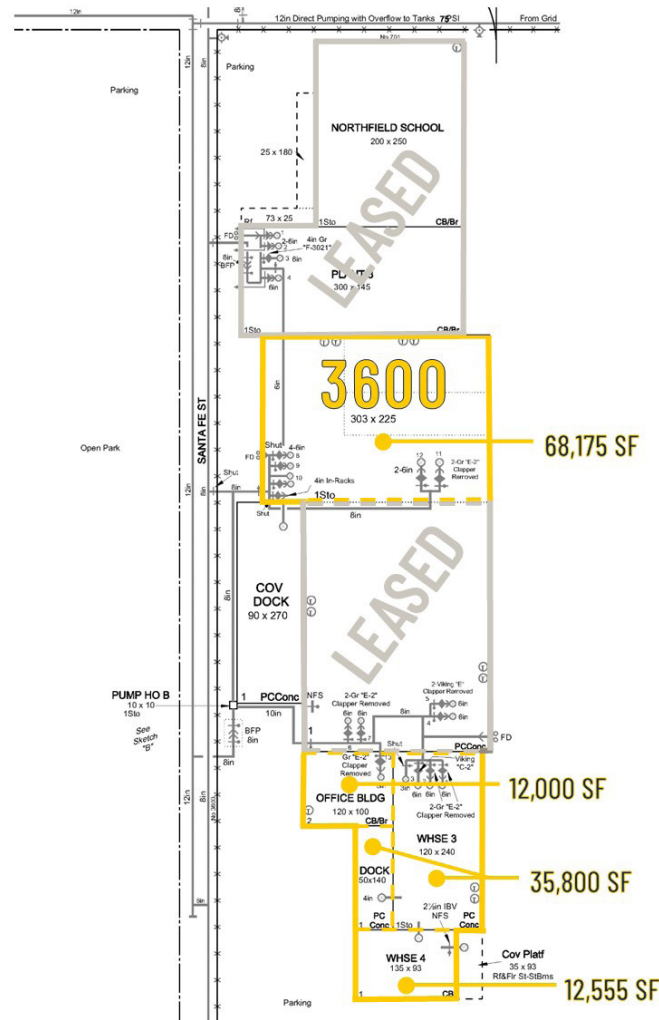


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SITE PLAN - SOUTH



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