



INDUSTRIAL

UNDER RENOVATION



FOR SALE OR LEASE

WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

SALE | LEASE



SALE PRICE

CONTACT BROKER

LEASE RATE

CONTACT BROKER



Offered by: **Grant Tidemann, SIOR**
316-292-3908 | tidemann@weigand.com

Bradley Tidemann, SIOR
316-650-8853 | btidemann@weigand.com

WAREHOUSE/MANUFACTURING FORMER LOVE BOX | PRATT CAMPUS

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

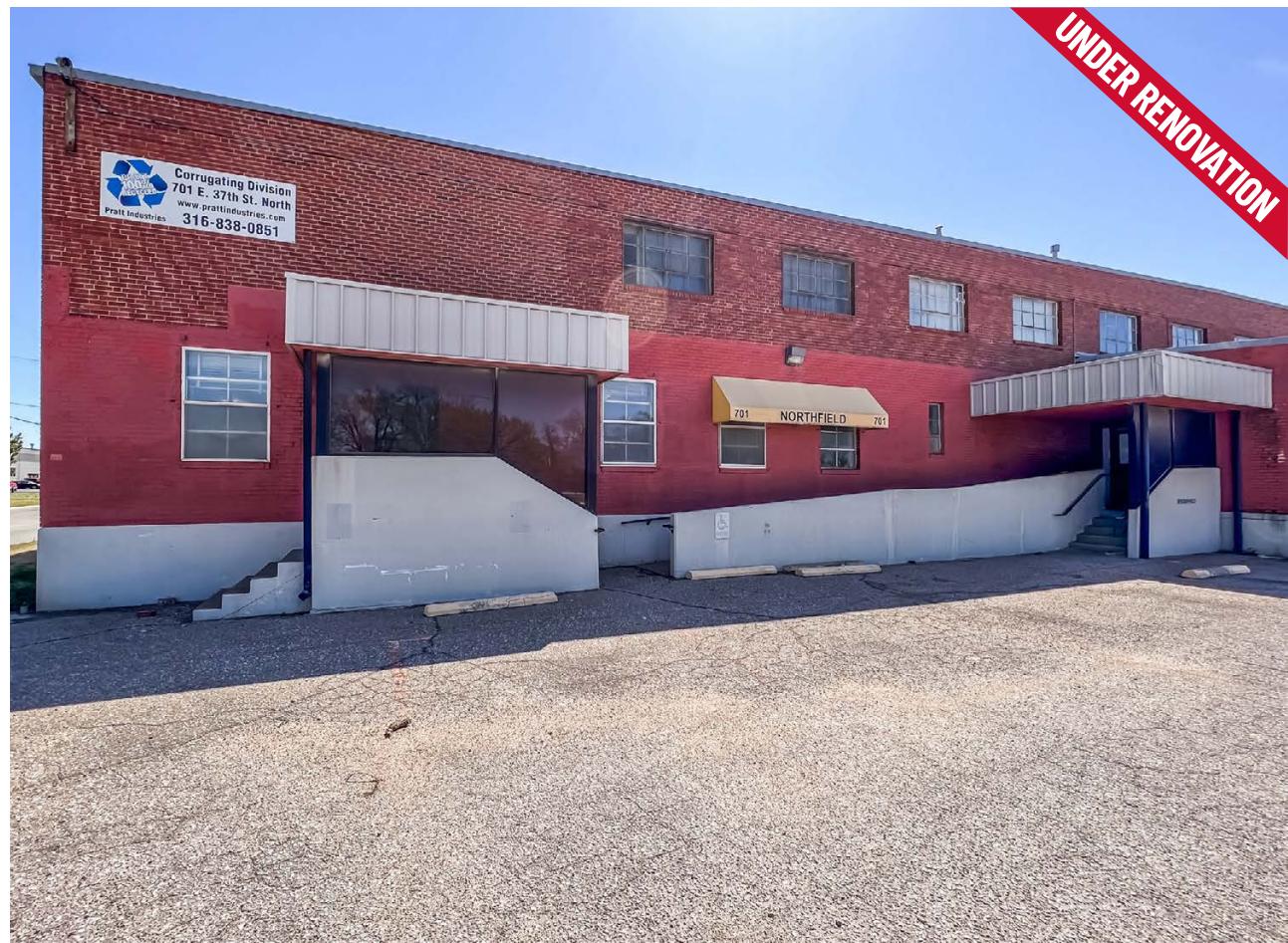
TAXES 2023

GENERALS: \$47,437.79 | 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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Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of 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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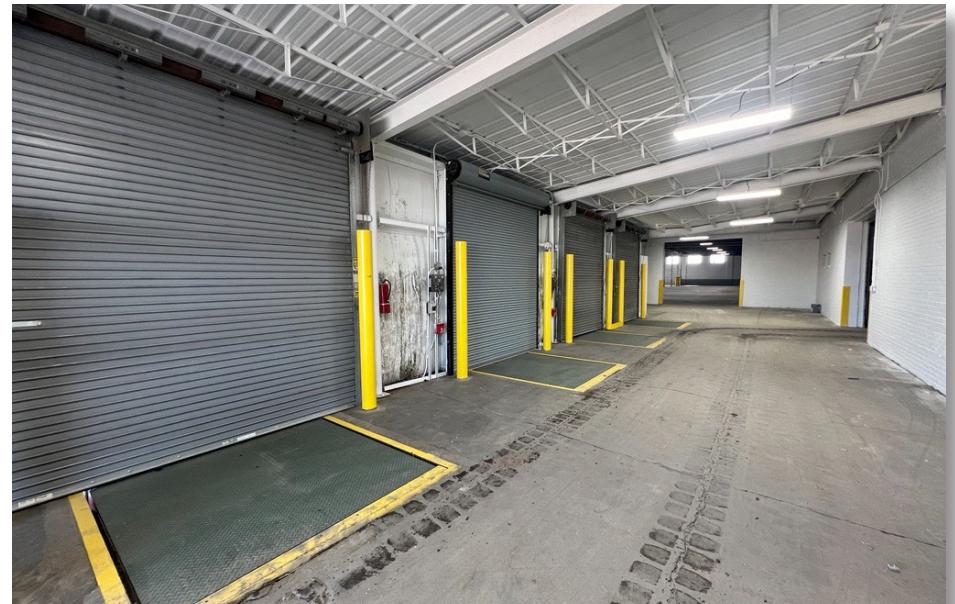
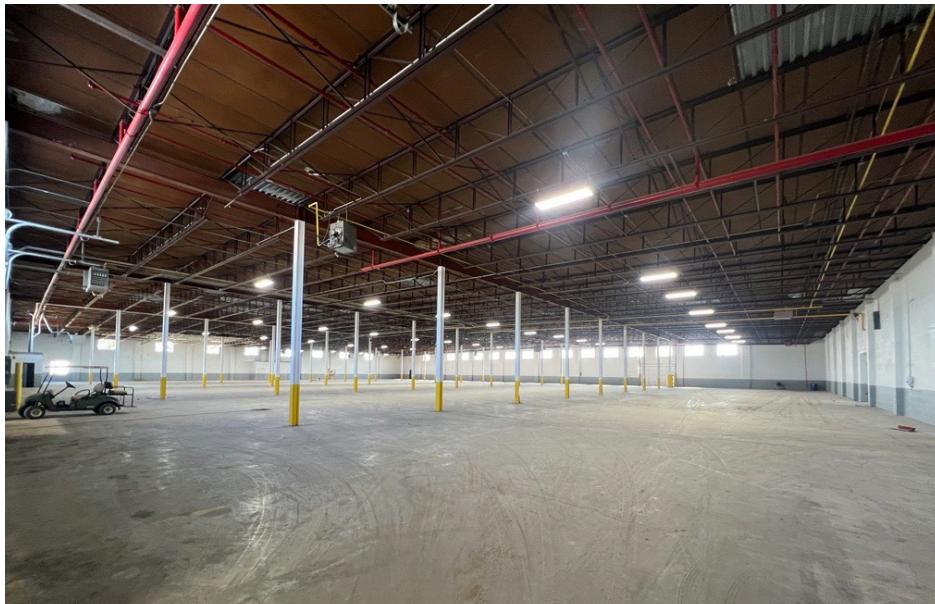
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SOUTH - 3600 N. SANTA FE

SITE SIZE

448,257 SF (10.29 A)

BUILDING SIZE

* 212,280 SF±

TOTAL AVAILABLE SPACE

* 128,530 SF±, Divisible
See Floor Plan

ZONING

GENERAL INDUSTRIAL

CEILING HEIGHT

13'1" - 19'7"

PARKING

AMPLE

TAXES 2023

GENERALS: \$96,467.22 | 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.

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)

SPRINKLED

WET



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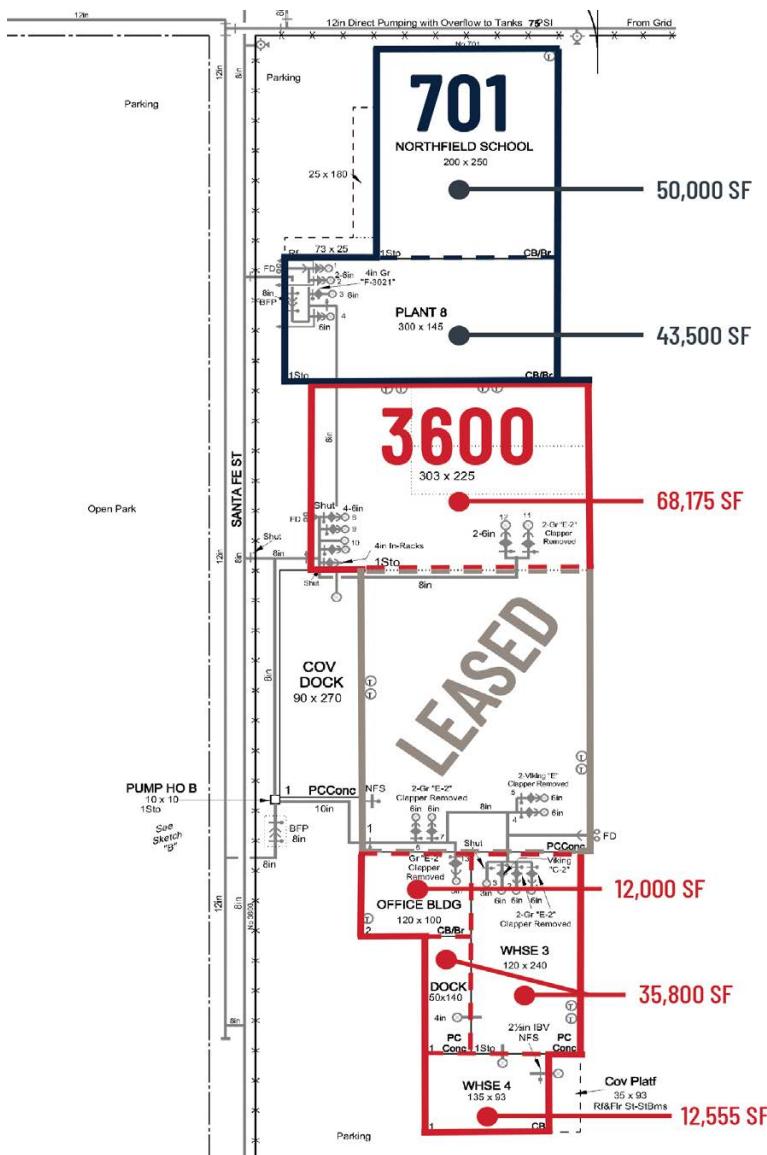
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SITE PLAN - SOUTH



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