



# FREE-STANDING FLEX PROPERTY




**FOR SALE / LEASE** 12420 W. K42 HWY., WICHITA, KS 67227

<b>SALE PRICE</b>	\$750,000
<b>LEASE RATE</b>	\$8.00 SF/yr (MG)
<b>AVAILABLE SF</b>	8,640 SF
<b>BUILDING SIZE</b>	8,640 SF
<b>LOT SIZE</b>	5.08 Acres
<b>YEAR BUILT</b>	1995
<b>ZONING</b>	LI

## PROPERTY HIGHLIGHTS

- Rare opportunity to occupy a free-standing building with K-42 frontage.
- Former call center that can be adapted to a multitude of uses, including light assembly/manufacturing, ag related business, daycare, church, general contractors, and many more.
- Pre-engineered steel structure, clear span, with 16ft ceiling height at the peak, 11ft ceiling height at the sidewall.
- Huge parking lot that is great for employees, customers, or fenced storage/display.
- Great location with easy access to Wichita and western Sedgwick County.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Population	640	13,110	45,514
 Avg. HH Income	\$124,777	\$107,779	\$103,918
 Median Age	36	37	40

## TRAFFIC COUNTS

 Along K-42 Hwy.	18,996 VPD
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**Randy Johnston**  
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 150 N. Market St., Wichita, KS 67202  
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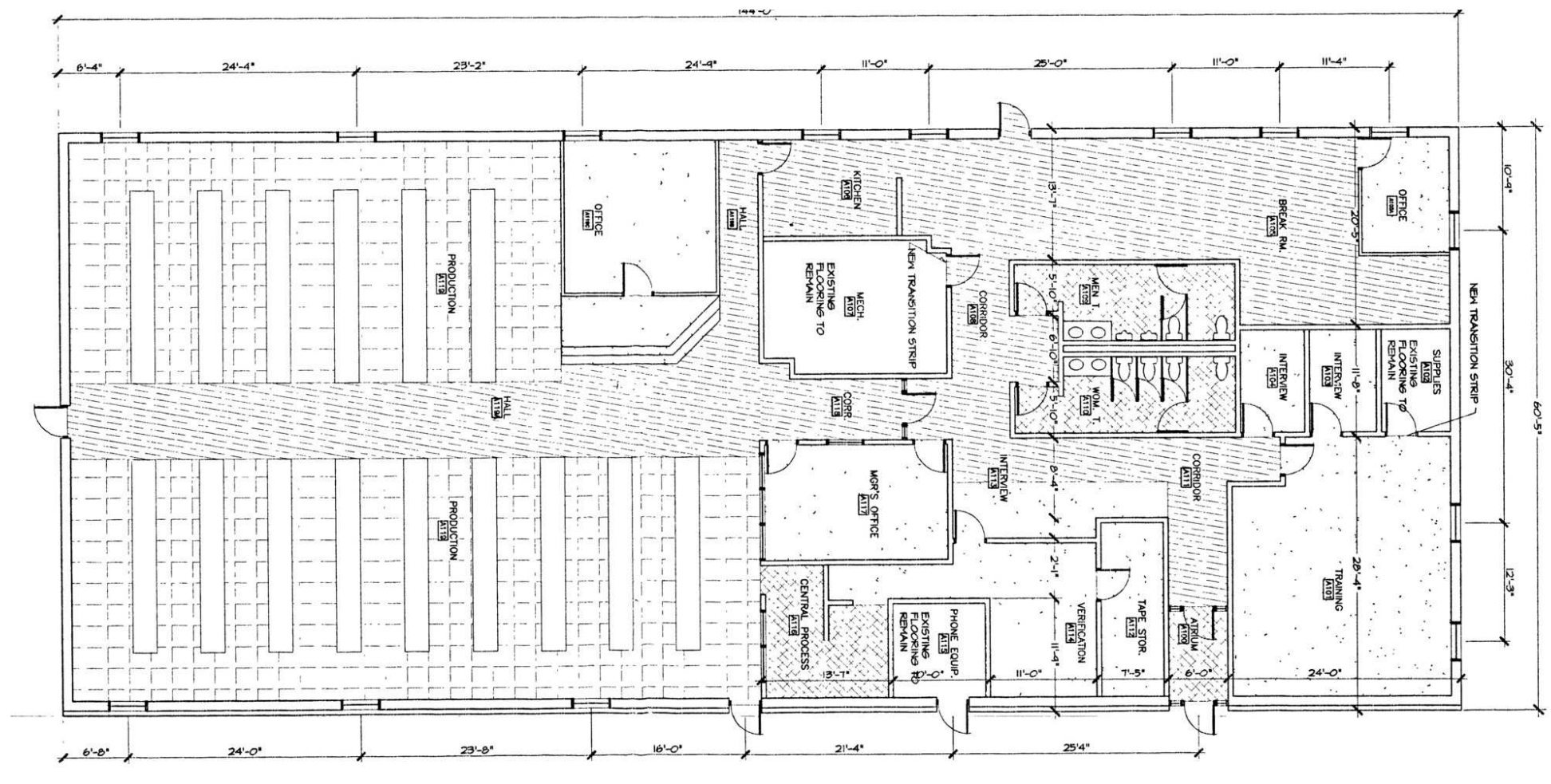


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## FLOOR PLAN



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## PARKING/EXTERIOR PHOTOS



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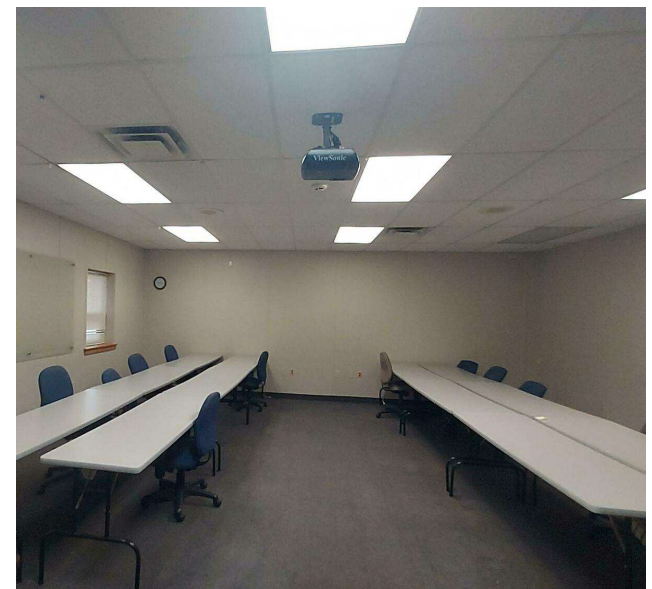
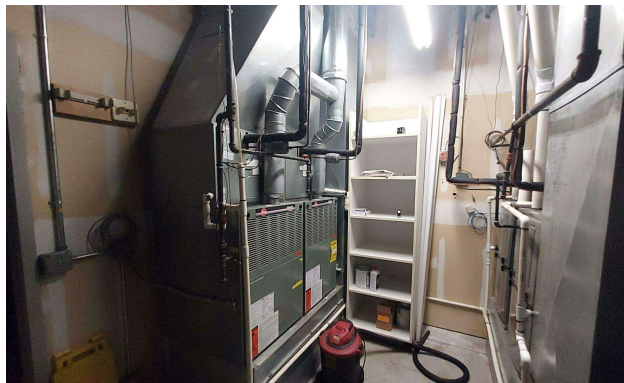
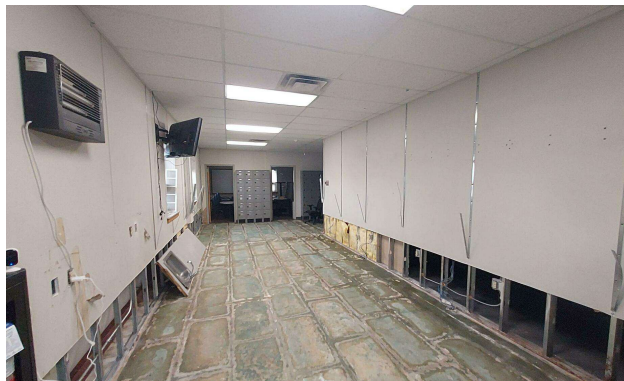
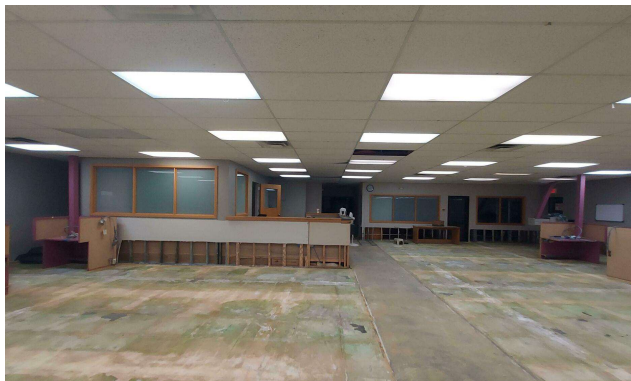
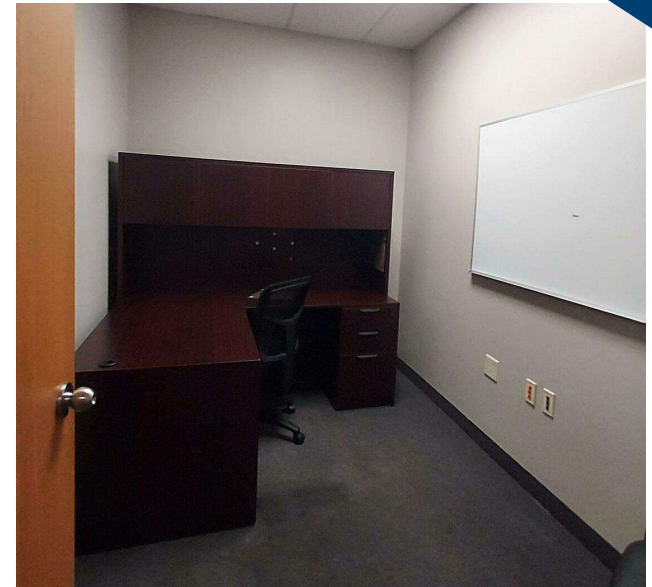
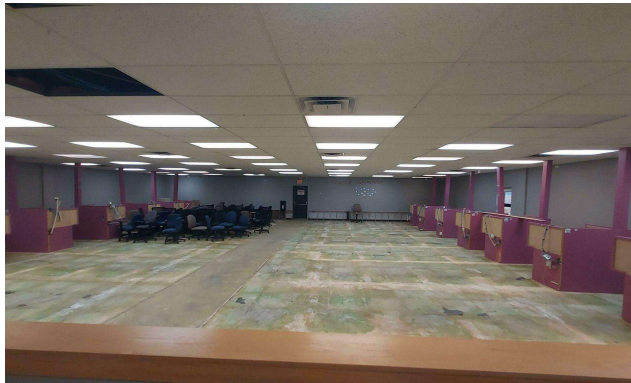


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## INTERIOR PHOTOS



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## AERIAL VIEW



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