

# CENTRALLY LOCATED SHOP/WAREHOUSE

FOR LEASE 1607 N. WABASH, WICHITA, KS 67214

<b>LEASE RATE</b>	\$5.00/SF, NN
<b>BUILDING SIZE</b>	16,100 SF
	OFFICE: 5,600 SF
	WAREHOUSE: 10,500 SF
<b>LOT SIZE</b>	41,853± SF
<b>YEAR BUILT</b>	11,900 SF - 1979
	ADDED 4,200 SF - 2017
<b>ZONING</b>	LI
<b>2025 TAXES</b>	GENERALS: \$17,599.03
	SPECIALS: \$60.00

## PROPERTY HIGHLIGHTS

- High quality shop with ample office space.
- Five drive-in bays with 12'x14' overhead doors.
- 15' ceiling height.
- 3-phase, 480V power.
- Excellent highway access.
- Ample parking or outdoor storage.
- Fully fenced.

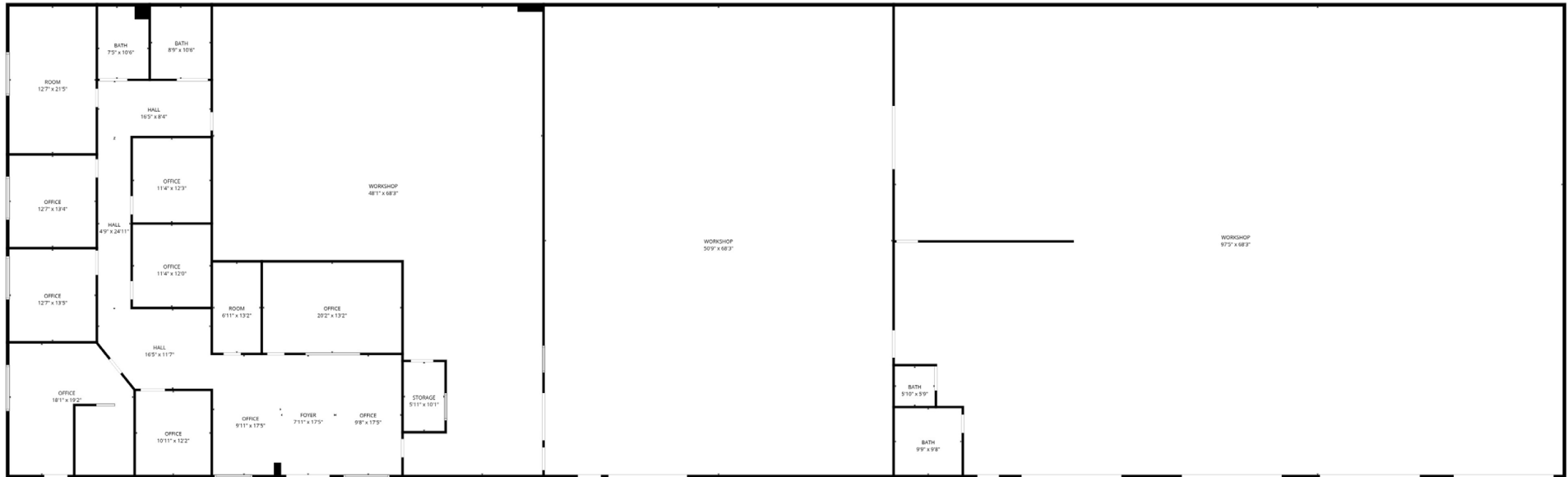
## HIGHWAY ACCESS



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## FLOOR PLAN



This floor plan is provided for illustrative purposes only and was generated using automated mobile scanning technology. All measurements, dimensions, and square footages are approximate. This depiction does not constitute an architectural drawing or a legal survey. Interested parties should conduct their own independent field verification.

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 an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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## OVERHEAD VIEW



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## AERIAL VIEW



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