

- BUILDING A (215,135 SF) - AVAILABLE NOW
- BUILDING B (215,135 SF) - AVAILABLE Q4
- BUILD-TO-SUIT (UP TO 600,000 SF)
- 100% TAX ABATEMENT



STATE-OF-THE-ART INDUSTRIAL DEVELOPMENT



ASPEN FUNDS

NAI Heartland NAIMartens

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DAN SCHULTE
Managing Director
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PARK DETAILS

SUNFLOWER COMMERCE PARK

Sunflower Commerce Park is located in Bel Aire, Kansas. This development project offers unparalleled highway access and seamless connectivity to the Wichita Metro. The first speculative building was delivered Q3 of 2025, with the second building expected to be complete in Q4 of 2026.



NAI Heartland

NAI Martens

ASPEN FUNDS®

DRIVE TIMES

1 MILE

HIGHWAY 254

2.7 MILES

K-96

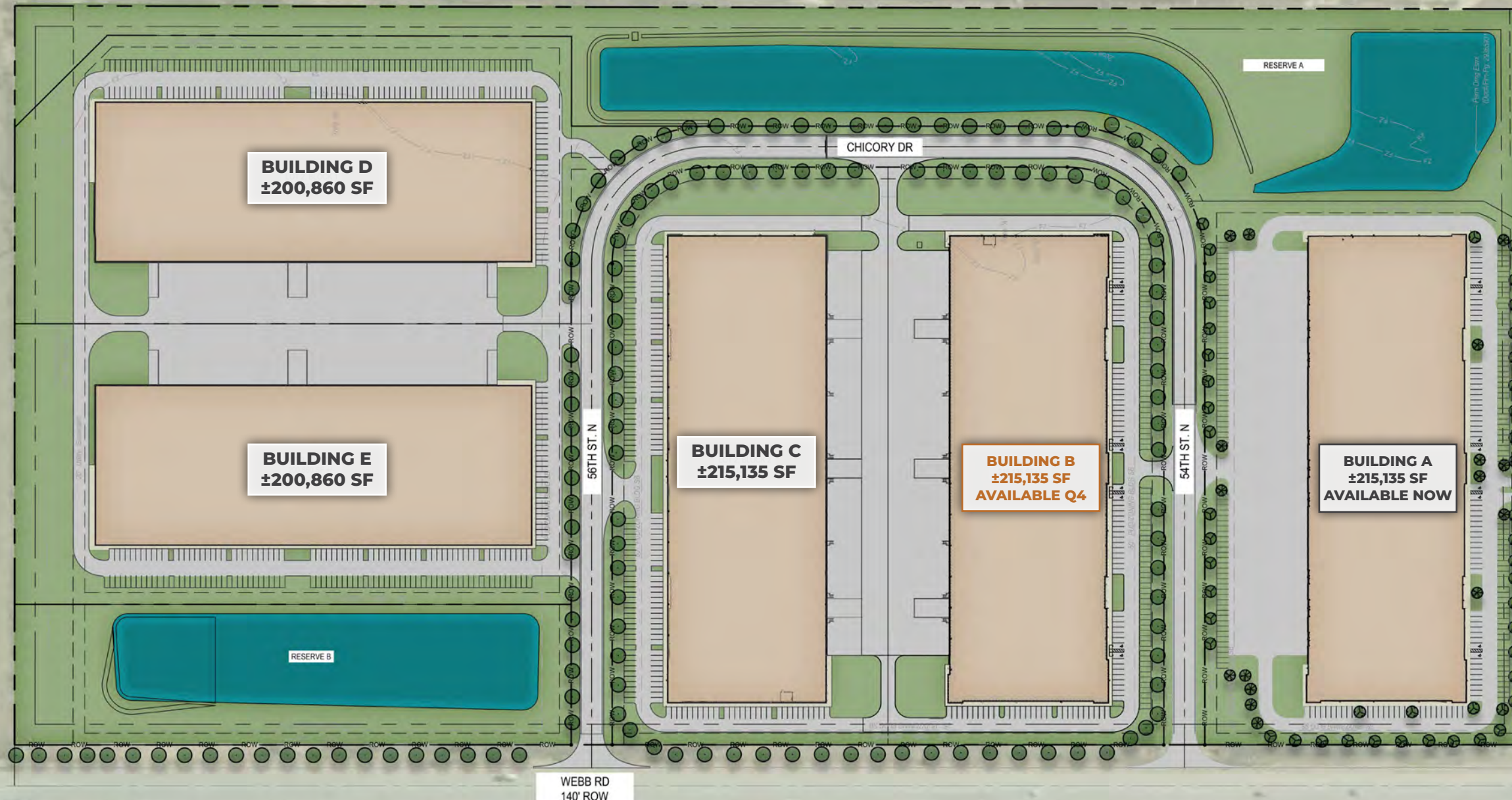
7 MILES

INTERSTATE 135

8 MILES

INTERSTATE 35

PROPOSED SITE-PLAN

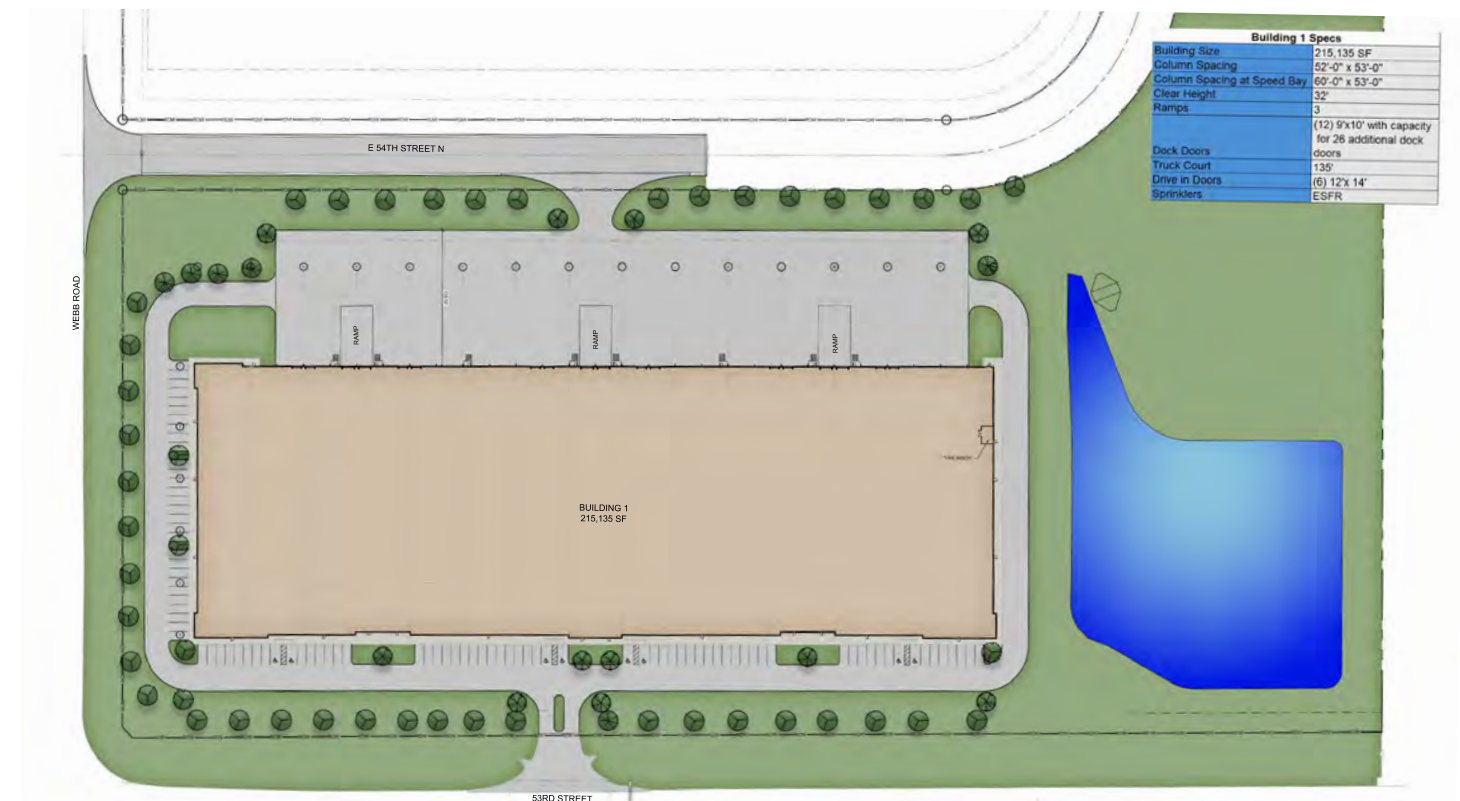




BUILDING A SPECIFICATIONS

SUNFLOWER COMMERCE PARK

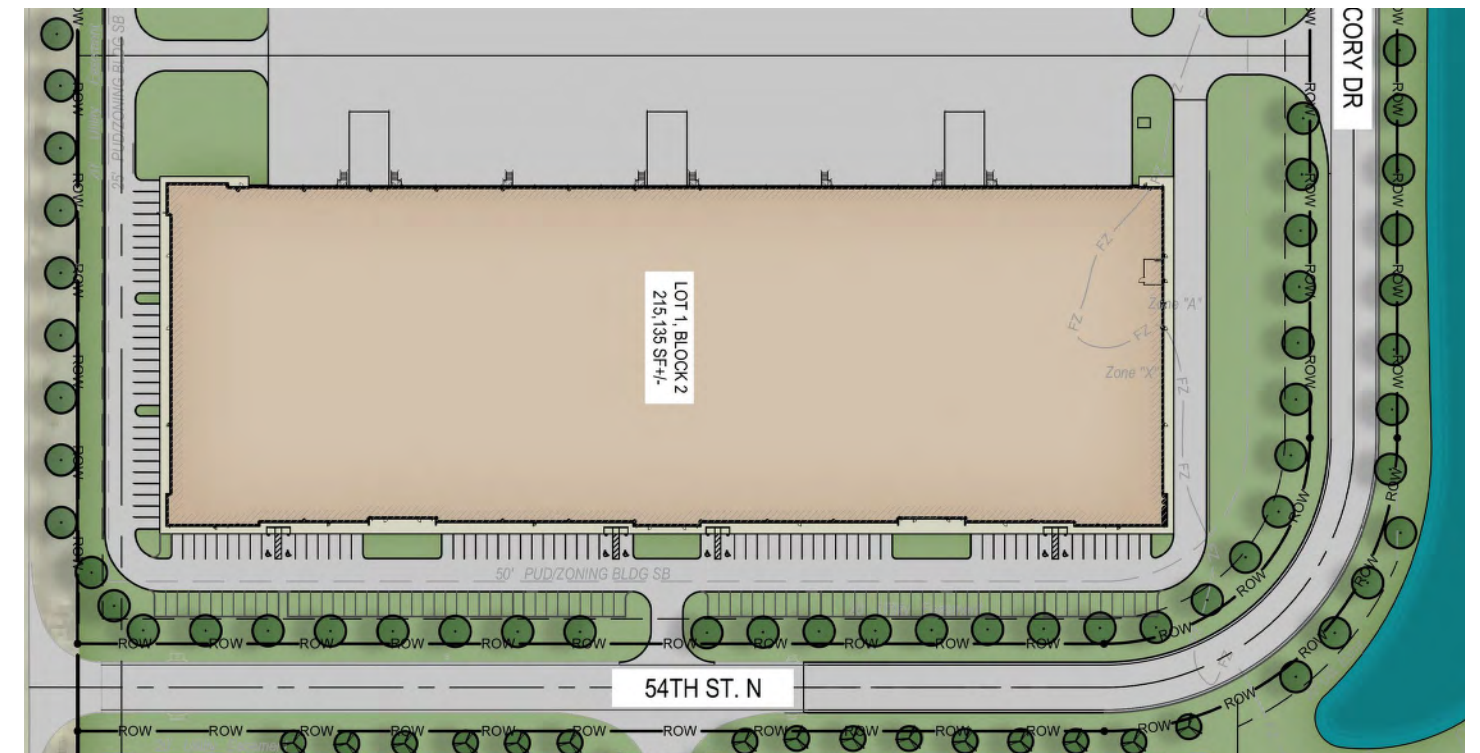
BUILDING SIZE:	215,135 SF
CLEAR HEIGHT:	32'+
POWER:	1600 Amps / 3-Phase / 480 Volt (additional power available)
LOADING:	12 - 9'x10' Dock Doors 6 - 12'x14' Drive-in Doors (Additional 26 Docks can be added)
COLUMN SPACING:	52'x53' with 60' Speed Bay
CONSTRUCTION:	Concrete Tilt
CONCRETE THICKNESS:	6" with Woven Wire Mesh
ROOF:	60mil TPO
LIGHTING:	LED
AVAILABILITY:	Available Now
HIGHWAY ACCESS:	I-35, I-135, Hwy 254, K-96
SPRINKLER:	ESFR
TRAILER COURT DEPTH:	135'+ Deep
TAX ABATEMENT:	100% (Years 1-5) 75% (Years 6-10)
ESTIMATED NETS:	\$0.30 CAM \$0.32 Insurance



BUILDING B SPECIFICATIONS

SUNFLOWER COMMERCE PARK

BUILDING SIZE:	215,135 SF
CLEAR HEIGHT:	32'+
POWER:	1600 Amps / 3-Phase / 480 Volt (additional power available)
LOADING:	12 - 9'x10' Dock Doors 6 - 12'x14' Drive-in Doors (Additional 26 Docks can be added)
COLUMN SPACING:	52'x53' with 60' Speed Bay
CONSTRUCTION:	Concrete Tilt
CONCRETE THICKNESS:	6" with Woven Wire Mesh
ROOF:	60mil TPO
LIGHTING:	LED
AVAILABILITY:	Q4 of 2026
HIGHWAY ACCESS:	I-35, I-135, Hwy 254, K-96
SPRINKLER:	ESFR
TRAILER COURT DEPTH:	135'+ Deep
TAX ABATEMENT:	100% (Years 1-5) 75% (Years 6-10)
ESTIMATED NETS:	\$0.30 CAM \$0.32 Insurance



*PHOTOS OF BUILDING A

254

254

254

PROPOSED FACILITY

INTEGRA TECHNOLOGIES
 An Employee Owned Company

WEBB RD


SUNFLOWER
 COMMERCE PARK

Greenwich Rd

**WICHITA NORTHEAST
 MAGNET SCHOOL**
 STEM EMPHASIS
 18TH BEST HIGH SCHOOL IN KS



**EPIC
 SPORTS**


amazon

Greenwich Rd

53RD ST



**Wichita
 hoops**


NORDIC STONE

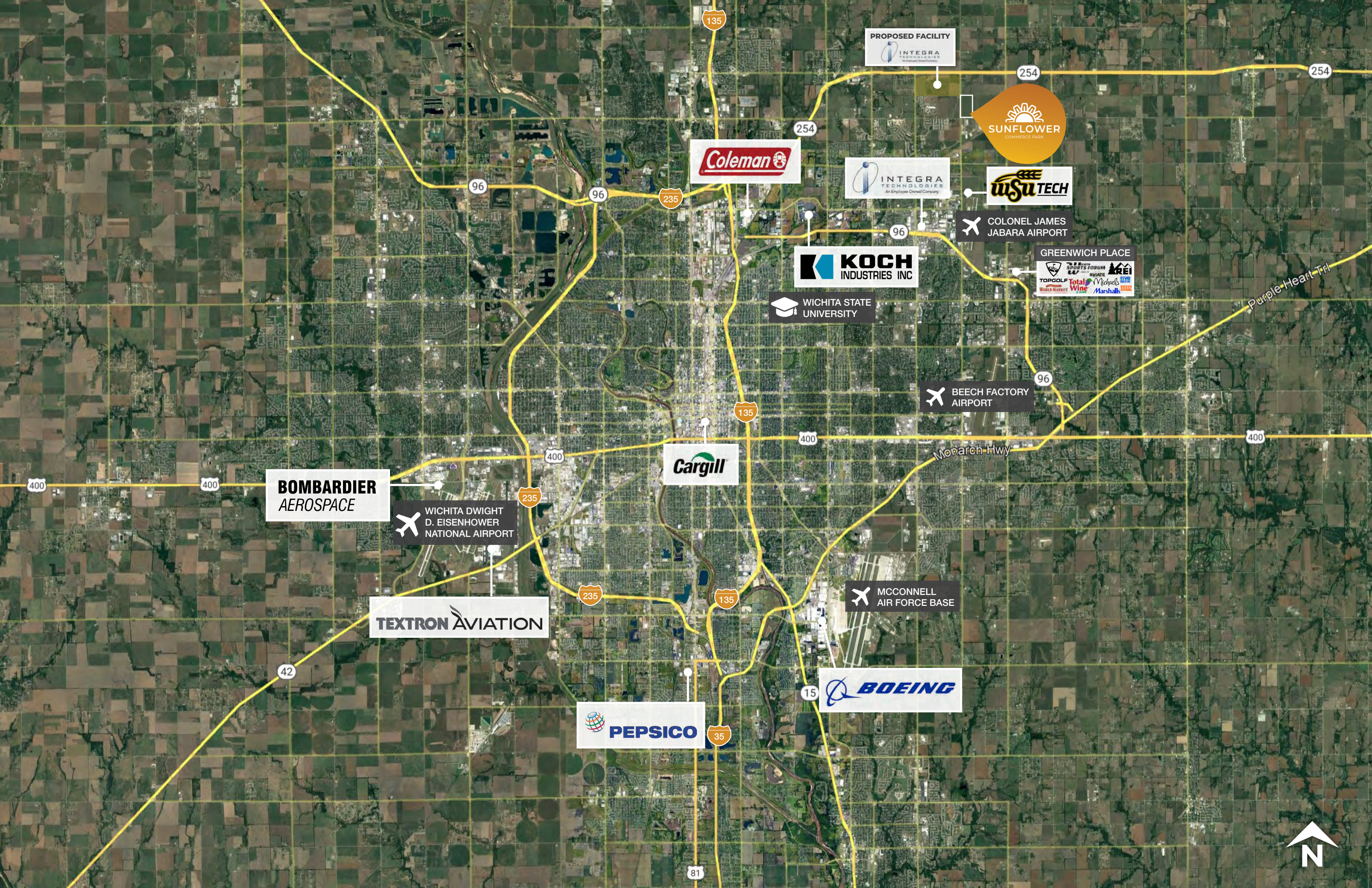

FedEx
 Ground


**UNION
 PACIFIC**
**PRIORITY
 RAIL LINE**

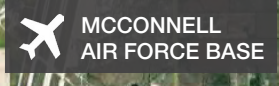
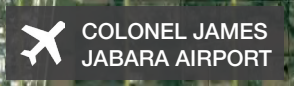
Greenwich Rd


EMPIRE
 WALL SYSTEMS INC.





PROPOSED FACILITY
INTEGRA
TECHNOLOGIES



DRIVE TIME MAP

SUNFLOWER COMMERCE PARK

KANSAS CITY:	2 Hrs 33 Mins
OKLAHOMA CITY:	2 Hrs 32 Mins
TULSA:	2 Hrs 41 Mins
DALLAS / FORT WORTH:	5 Hrs 47 Mins
DENVER:	7 Hrs 19 Mins



DEMOGRAPHICS

WICHITA, KS MSA



654,035
TOTAL POPULATION



330,814
TOTAL LABOR FORCE

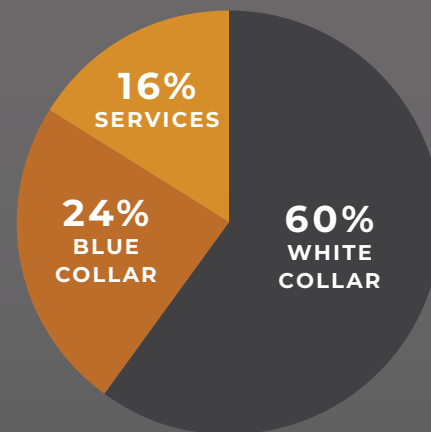


\$60,539
MEDIAN HOUSEHOLD INCOME



37
MEDIAN AGE

EMPLOYMENT



3.3%
UNEMPLOYMENT RATE



EDUCATION

5%
NO HIGH SCHOOL DIPLOMA

22%
HIGH SCHOOL GRADUATE

31%
SOME COLLEGE

33%
BACHELORS DEGREE OR HIGHER



INDUSTRY CONCENTRATION

47%
SERVICES

17%
MANUFACTURING

10%
RETAIL TRADE

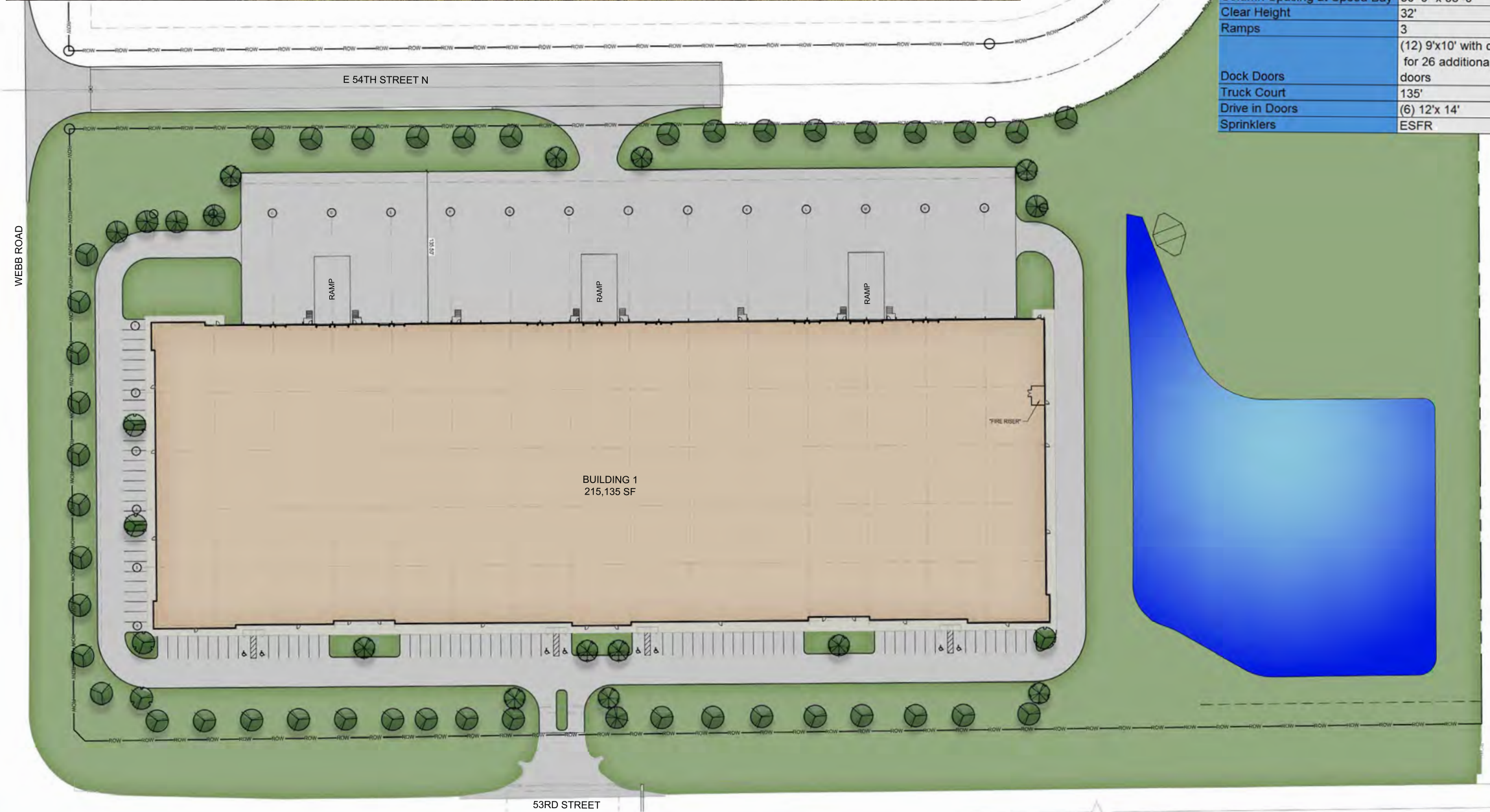
7%
CONSTRUCTION

FLOOR PLAN

SUNFLOWER COMMERCE PARK



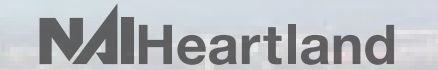
Building 1 Specs	
Building Size	215,135 SF
Column Spacing	52'-0" x 53'-0"
Column Spacing at Speed Bay	60'-0" x 53'-0"
Clear Height	32'
Ramps	3
Dock Doors	(12) 9'x10' with capacity for 26 additional dock doors
Truck Court	135'
Drive in Doors	(6) 12'x 14'
Sprinklers	ESFR



NAI Heartland

NAI Martens

ASPEN FUNDS®



WHY WICHITA MSA?

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.



BEL AIRE IS ONE OF THE **FASTEST GROWING** CITIES IN THE REGION AND STATE



KANSAS' **COMMERCIAL ENERGY RATES** ARE **7.3% BELOW** THE NATIONAL AVERAGE



WICHITA IS HOME TO **17 UNIVERSITIES & TECHNICAL COLLEGES** CONTRIBUTING TO A PIPELINE OF ALMOST 100,000 STUDENTS.



THE REGION'S CENTRAL LOCATION GIVES DIRECT ACCESS TO BOTH COASTS, CANADA & MEXICO. THREE MAJOR RAIL CARRIERS SERVICE THE REGION.



#1 MANUFACTURING SPECIALIZED REGION IN THE UNITED STATES



#3 US ADVANCED INDUSTRY HOT SPOT



AIR CAPITAL OF THE WORLD - 35% OF ALL GENERAL AVIATION PLANES BUILT IN THE US ARE BUILT IN KANSAS. PLUS, IT'S HOME TO MAJOR COMPANIES LIKE BOMBARDIER & AIRBUS.



KOCH INDUSTRIES INC. & CARGILL PROTEIN ARE THE TWO LARGEST PRIVATELY HELD COMPANIES IN THE US & BOTH **HEADQUARTERED IN WICHITA.**



12% BELOW AVERAGE COST OF LIVING & **#4 BEST VALUE CITY** FOR RAISING A FAMILY



#3 ENGINEERING HUB IN THE NATION BEHIND ONLY SILICON VALLEY & HOUSTON, TX



SUNFLOWER

COMMERCE PARK

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