



DON
ARNOLD

2437 S MERIDIAN AVE,
WICHITA, KS 67217



FOR LEASE
\$3,500/month



PROPERTY HIGHLIGHTS

- 5 minutes / 1.7 miles to K-42
- 5 minutes / 1.7 miles to I-235
- 6 minutes / 2.2 miles to US-54 (Kellogg Ave)



Broker: Don Arnold

📞 316.263.7242

☎ 316.651.7765

✉ don@streetcommercial.com

SPECIFICATIONS

- Available Space: 6,000 sq. ft.
- Lease Rate: \$3,500/month
- Lease Type: Industrial Gross
 - Owner pays the base year real estate taxes and base year fire/casualty insurance, exterior maintenance (including roof and structure but not doors and windows), and any HVAC expense over the first \$750.00 per occurrence.
 - Tenant pays any increases over the base year taxes and insurance amounts, the first \$750.00 of any HVAC expenses, and is responsible for all other interior maintenance, utilities, internet, lawn care, and snow/ice removal.
- Two overhead doors (12' wide x 14' high)
- Free-span, pre-engineered steel with vinyl backed insulation
- Drive-through capabilities
- Located on a corner lot



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AREA DETAILS





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