

OFFICE/WAREHOUSE

3040 N. Ohio Ave. | Wichita, KS 67219

FOR LEASE \$8.00/SF, NNN



SITE SIZE
29,998 SF (0.69 A)

BUILDING SIZE
9,720 SF

AVAILABLE SPACE 9,720 SF
OFFICE: 778± SF
WAREHOUSE: 8,942± SF

ZONING
GENERAL INDUSTRIAL

YEAR BUILT
2003, 2006

CEILING HEIGHT
18'

OVERHEAD DOORS
1 - 12' X 14'

POWER
200 AMP, 3-PHASE

PARKING
12±




CONSTRUCTION
METAL SANDWICH PANELS

2023 TAXES (\$1.50/SF)
GENERALS: \$14,553.68 | SPECIALS: \$7.11

PROPERTY HIGHLIGHTS

- Office/warehouse available for lease.
- Excellent access to I-135 via 29th Street.
- Building configuration – office, warehouse, and mezzanine storage with additional office.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	2,362	60,753	171,647
 AVG. HH INCOME	\$51,814	\$69,772	\$84,714
 MEDIAN AGE	27.3	31.6	34.9

TRAFFIC COUNTS

 APPROX. 13,405 VPD @ 29th & Ohio Ave.
APPROX. 84,374 VPD @ 29th & I-135



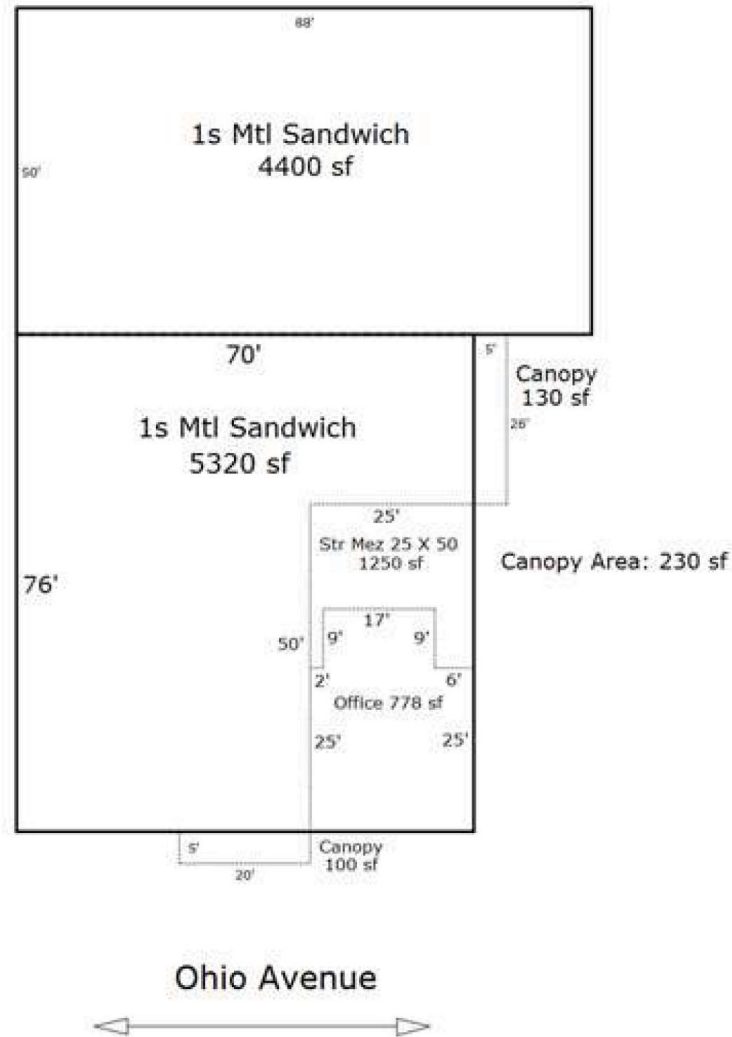
Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

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BUILDING SKETCH (PER COUNTY)



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