

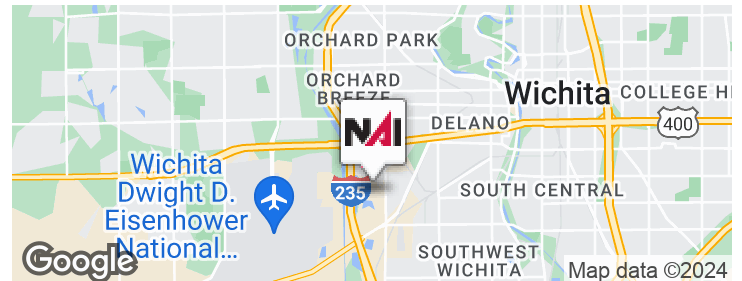


4200 W. Harry St.

Wichita, Kansas 67209

Property Highlights

- 170,025 SF manufacturing/warehouse facility
- 17,000 SF of office space
- 22 Total Acres
- Located near Harry & West Street
- Quick access to Kellogg and I-235
- Ceiling Height: 10' to 20'
- Zoning: Limited Industrial
- 100% Air-Conditioned Facility
- Wet Sprinkler System Throughout



Offering Summary

Sale Price (Reduced):	\$4,930,000 \$3,950,000
Building Size:	170,025 SF
Lot Size	22 Acres

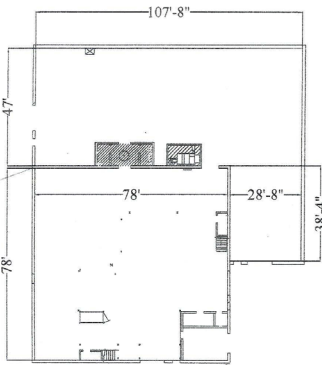
For More Information

Scott Salome, SIOR

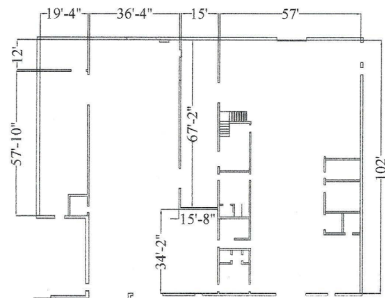
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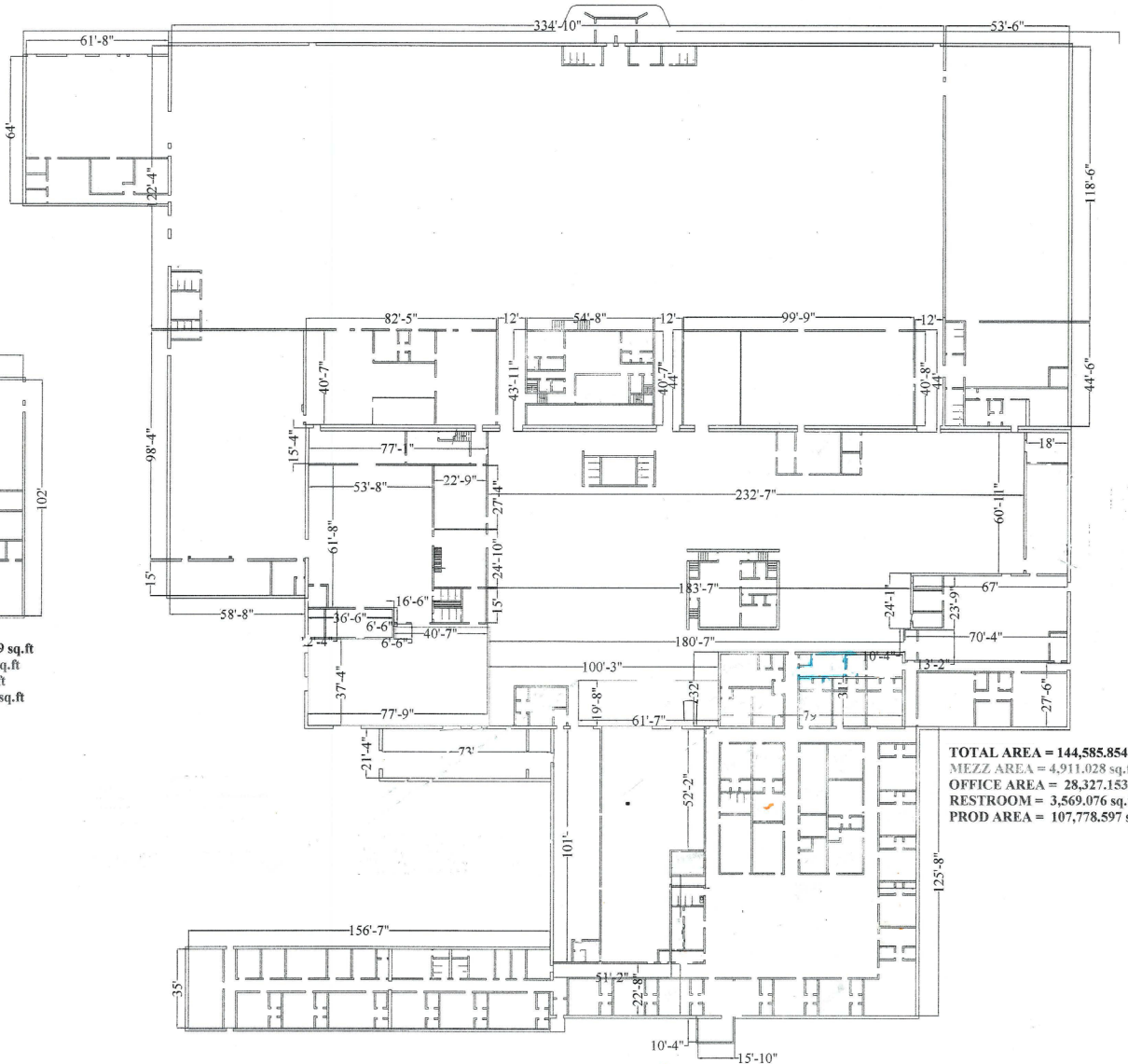




TOTAL AREA = 12,243.22 sq.ft
RESTROOMS = 258 sq.ft
PROD AREA = 11,985.22 sq.ft



TOTAL AREA = 13,072.889 sq.ft
OFFICE AREA = 242.917 sq.ft
RESTROOM = 383.111 sq.ft
PROD AREA = 12,446.861 sq.ft



TOTAL AREA = 144,585.854 sq.ft
MEZZ AREA = 4,911.028 sq.ft
OFFICE AREA = 28,327.153 sq.ft
RESTROOM = 3,569.076 sq.ft
PROD AREA = 107,778.597 sq.ft

MANUFACTURING.....132,210.678 sq.ft
MEZZANINE.....8,694.363 sq.ft
OFFICE.....28,808.945 sq.ft
RESTROOM.....4,210.187 sq.ft
TOTAL.....173,924.173 sq.ft

