

For Sale

Flex/Industrial Investment

12,800 SF | \$1,200,000



3601 W. Harry

Wichita, Kansas 67213

Investment Highlights

- 8-Bays of 1,600 SF Each
- 87% occupied
- NOI - \$96,873.22
- 8.1% Cap Rate

Property Description

This property boasts an excellent location near West Street, offering easy access to major highways, including Kellogg (US 54/400) and K-42. Designed with convenience in mind, it features doorside parking and easy truck access, making it an ideal choice for businesses requiring efficient transportation and logistical solutions.

OFFERING SUMMARY

Sale Price	\$1,200,000
Building Size	12,800 SF

For more information

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