

OFFERING MEMORANDUM

*9401 E. 35th Street North
Wichita, KS 67226*

RNCommercial.com



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR REECENICHOLS SOUTH CENTRAL KANSAS AGENT FOR MORE INFORMATION.



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SUBJECT PROPERTY

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QUICK FACTS

32 Units For Sale

1,200 SF -2,000+ SF

20'+ Ceilings

Mezzanine w/stairs

18' W x 14' H Roll Up Doors

Polished Floors

Full Bathroom + Kitchen

Climate Control

Insulated & Finished Walls

Fenced, Gated & Secure

24/7 Access



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INTERIOR RENDERINGS

QUICK FEATURES

BATHROOM WITH SHOWER

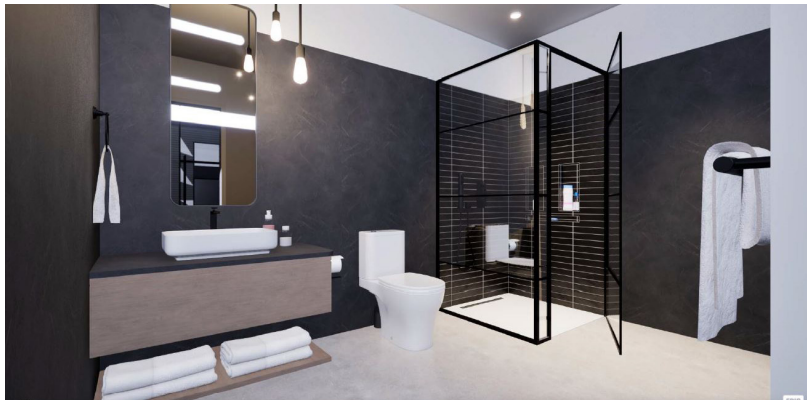
POLISHED CONCRETE OR SIMILAR

MEZZANINE

KITCHENETTE

BIG ASS FAN

FINISHED INTERIOR WALLS



EXECUTIVE SUMMARY

9401 E. 35th Street North
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n | Community Edition

Welcome to Greenlight GarageDominiums. Step in to a luxury experience with our exclusive Self Storage Condominiums, designed with you in mind. Our premium units provide the perfect sanctuary for your high-end recreational vehicles and serve as an upscale personal venue. Greenlight GarageDominiums provide a private retreat where you can securely house your RVs, boats, and prized possessions while enjoying a sophisticated space for relaxation and entertainment. With advanced climate control, top-tier security features, and personalized access, our condominiums offer unmatched protection and style. Call Ryan or Tim today!



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ASSET CLASS

SELF STORAGE

SALE OPTION

SEE PRICING

LEASE OPTION

CONTACT BROKER

BUILDING SIZE

1,000 - 3,000 SQ.FT.

*10% DEPOSIT REFUNDABLE UNTIL
CONSTRUCTION STARTS.



PSF Price

\$200 - \$225 PSF



Total Units

UP TO 32



Available Q2 2025

PRELEASE SALE



Twinmotion | Community Edition

PRICING

BUILDING A

UNIT	SQ.FT	PRICE
A1	1,472 SF	\$332,000
A2	3,095 SF	\$697,000
A3	3,377 SF	\$760,000
A4	3,095 SF	\$697,000
A5	1,472 SF	\$332,000

* 10% DEPOSIT
REFUNDABLE UNTIL
CONSTRUCTION
STARTS.

* SQ.FT. INCLUDES
MEZZANINES



BUILDING B

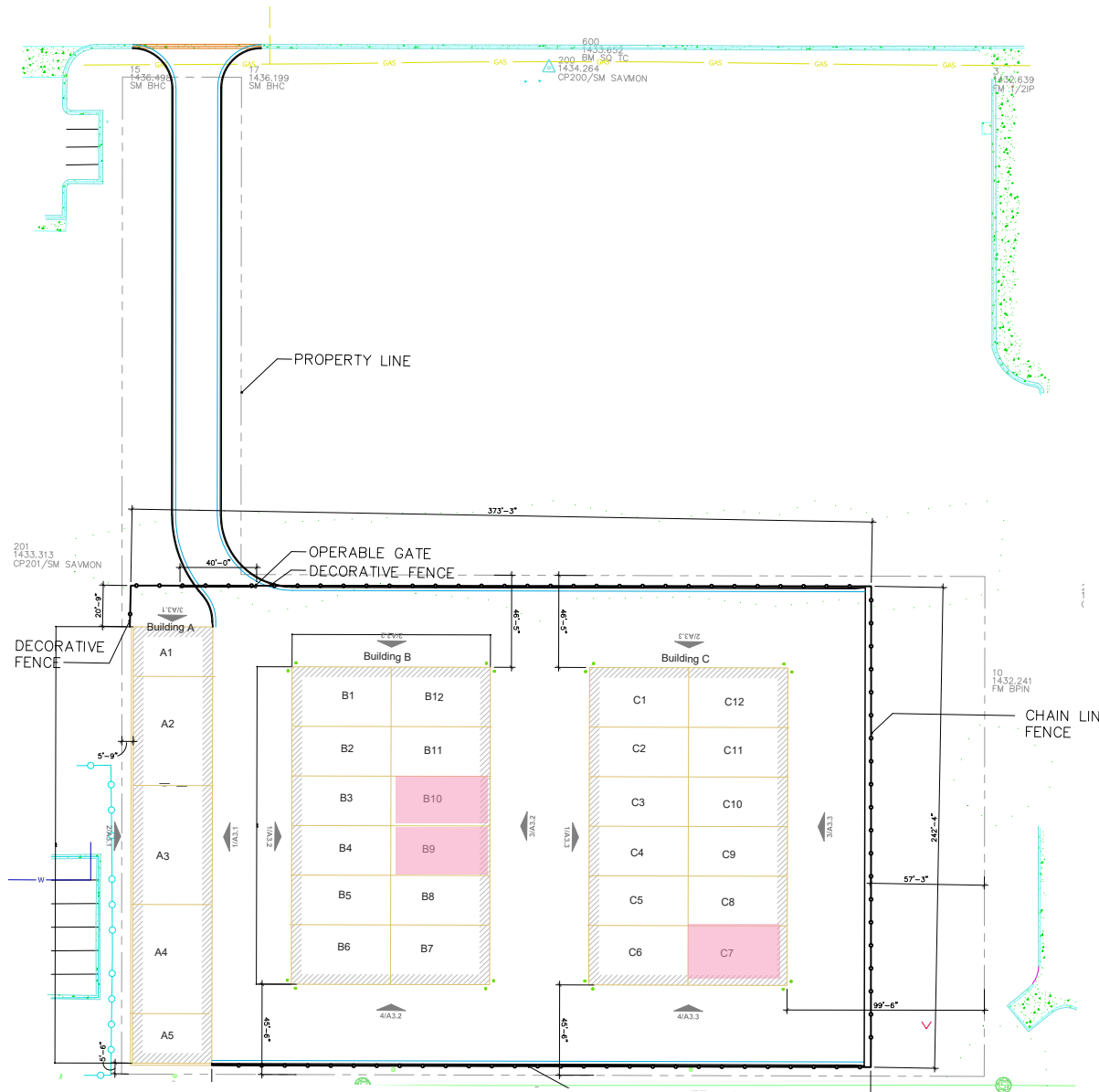
UNIT	SQ.FT	PRICE
B1	1,756 SF	\$396,000
B2	1,679 SF	\$378,000
B3	2,015 SF	\$454,000
B4	2,015 SF	\$454,000
B5	1,679 SF	\$378,000
B6	1,756 SF	\$396,000
B7	1,756 SF	\$396,000
B8	1,679 SF	\$378,000
B9	2,015 SF	PENDING
B10	2,015 SF	PENDING
B11	1,679 SF	\$378,000
B12	1,756 SF	\$396,000

BUILDING C

UNIT	SQ.FT.	PRICE
C1	1,756 SF	\$396,000
C2	1,679 SF	\$378,000
C3	2,015 SF	\$454,000
C4	2,015 SF	\$454,000
C5	1,679 SF	\$378,000
C6	1,756 SF	\$396,000
C7	1,756 SF	PENDING
C8	1,679 SF	\$378,000
C9	2,015 SF	\$454,000
C10	2,015 SF	\$454,000
C11	1,679 SF	\$378,000
C12	1,756 SF	\$396,000



SITE PLAN



= PENDING
 = SOLD

SEDGWICK COUNTY DEMOGRAPHICS

Population	523,828
Median Age	36.6
Education	89%
Average Household Income	\$64,286
Total Businesses	12,561

MAJOR EMPLOYERS

Spirit AeroSystems, Inc.	13,000
Textron Aviation	9,350
McConnell Air Force Base	5,679
Wichita Public Schools USD 259	5,614
Ascension Via Christi Health Inc	4,413
Koch Industries Inc	3,100
City of Wichita	2,886
U.S. Government	2,830
Sedgwick County	2,521
State of Kansas	2,157
Wichita State University	2,035
Wesley Healthcare	2,030
Johnson Controls	1,529
Bombardier	1,500
Cargill Meat Solutions Corp.	1,120



WICHITA, KANSAS OVERVIEW

The state's largest city and a key economic hub, particularly recognized as the "Air Capital of the World" due to its pivotal role in the global aviation industry. Major aerospace companies, including Boeing, Cessna, and Spirit AeroSystems, anchor the city's economy, supported by robust sectors in healthcare, manufacturing, and agriculture.

Known for its cost-effective living and strong infrastructure, Wichita is an attractive destination for businesses and professionals seeking growth in a supportive and dynamic environment. The city's emphasis on community, quality of life, and economic development makes it a strategic choice for both companies and individuals.

Wichita is centrally located in South Central Kansas, providing convenient access to several major cities in the region. It is approximately 160 miles north of Oklahoma City, 200 miles southwest of Kansas City, and 350 miles south of Omaha. This strategic location makes Wichita a key transportation and logistics hub, with easy connections via major highways like I-35 and I-135, as well as access to national rail and air networks. Its central position in the Midwest allows businesses and residents to reach major markets and destinations efficiently.

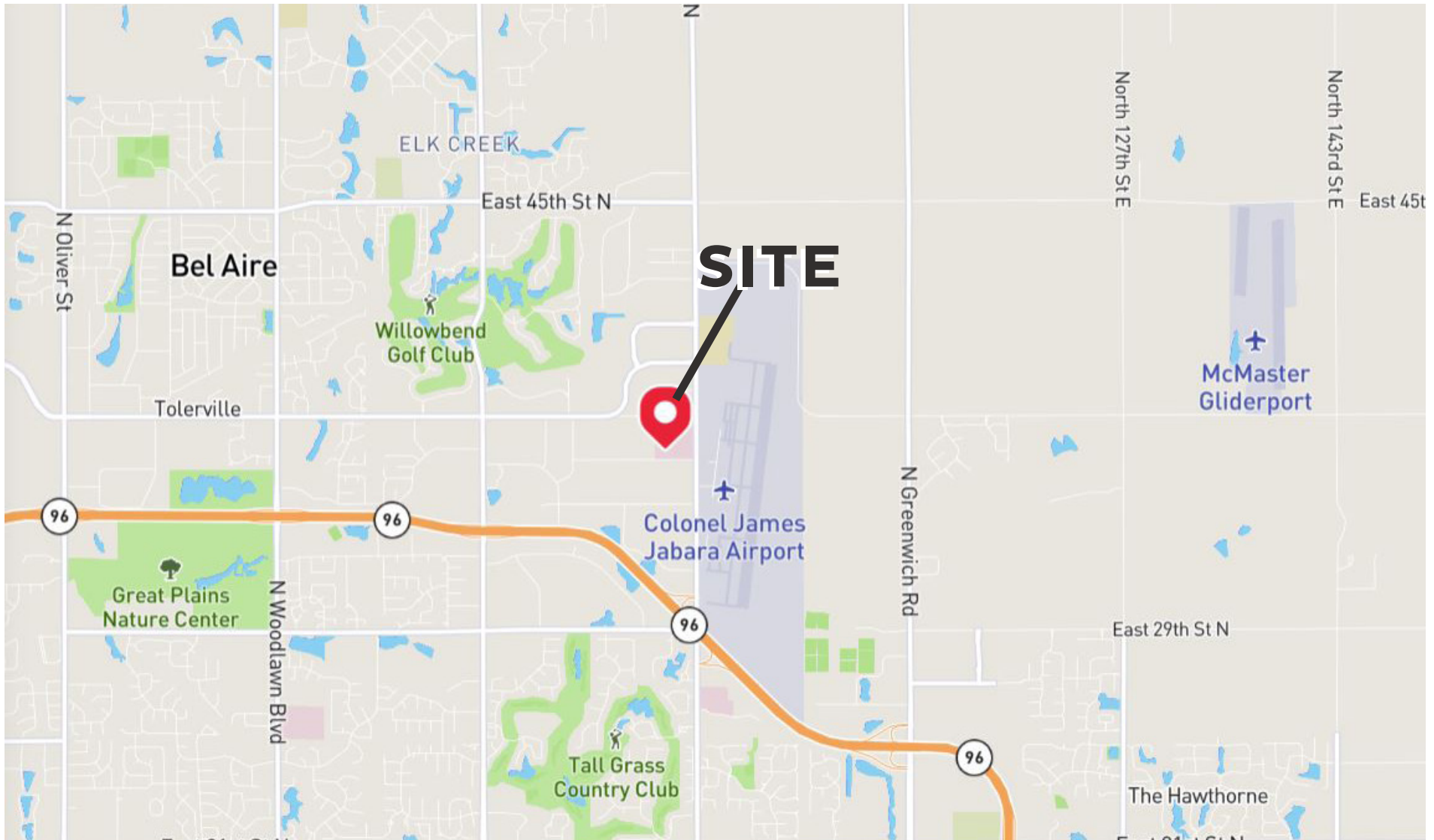


NEIGHBORING BUSINESSES





SITE MAP





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AERIAL

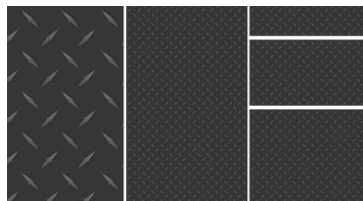


9401 E. 35th Street North

INTERIOR DESIGN DETAILS

KITCHENETTE

TEXTURED MELAMINE



BACKSPLASH TILES



BACKSPLASH TILES



ELECTRONIC KEYPAD AND DEADBOLT LOCKSET



MOEN-REZA FAUCENT AND SINK



NICKEL DRAWER PULLS



BACKSPLASH



STEEL PANEL



BATHROOM

TUSCANY LUCCA VANITY



OXYGENIC RAINBAR SHOWERHEAD



NICKEL BATHROOM FAUCET



TOILET



TILE



BATHROOM HARDWARE



LED VANITY LIGHT



SHOWER



CEILING EXHAUST



OFFERING MEMORANDUM

9401 E. 35th Street North

TIM KERR

Commercial Sales & Leasing
timkerr@reecenichols.com
316.218.5150



RYAN KERR

Commercial Sales & Leasing
ryankerr@reecenichols.com
316.775.8900



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