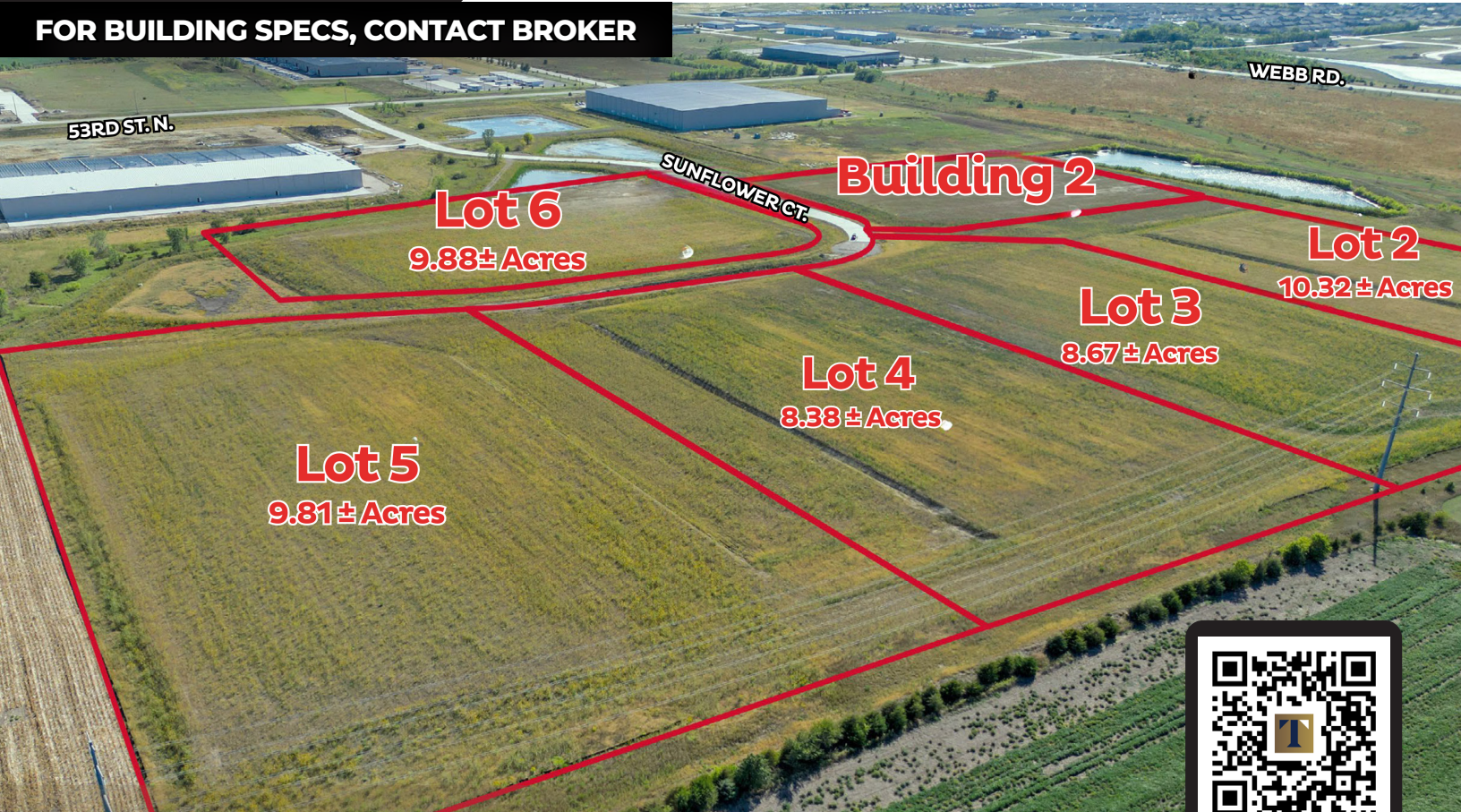




TIDEMANN
REAL ESTATE

5400 BLK. N. SUNFLOWER CT. BEL AIRE, KS 67226

FOR BUILDING SPECS, CONTACT BROKER



FOR SALE OR LEASE BUILD-TO-SUIT

8.38 - 47.06 ± AC
AVAILABLE LAND AREA

M-1, MANUFACTURING
ZONING

37.18 ± AC. (LOTS 2-5)
MAX. CONTIGUOUS

PRICING: CONTACT BROKER

PROPERTY HIGHLIGHTS

- Development land available in Bayside Industrial Park, Bel Aire, Kansas.
- Lots available for purchase.
- Owner will build-to-suit for sale or lease.
- Lots master planned for buildings up to 200,000 SF.
- Close proximity to Hwy. 254 via Webb Rd. and other major arterials in Sedgwick County.
- Aggressive state and local incentive opportunities.

BAYSIDE INDUSTRIAL PARK™



ReeceNichols
SOUTH CENTRAL KANSAS

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

BRADLEY TIDEMANN, SIOR
316-650-8853
Bradley@TidemannRE.com

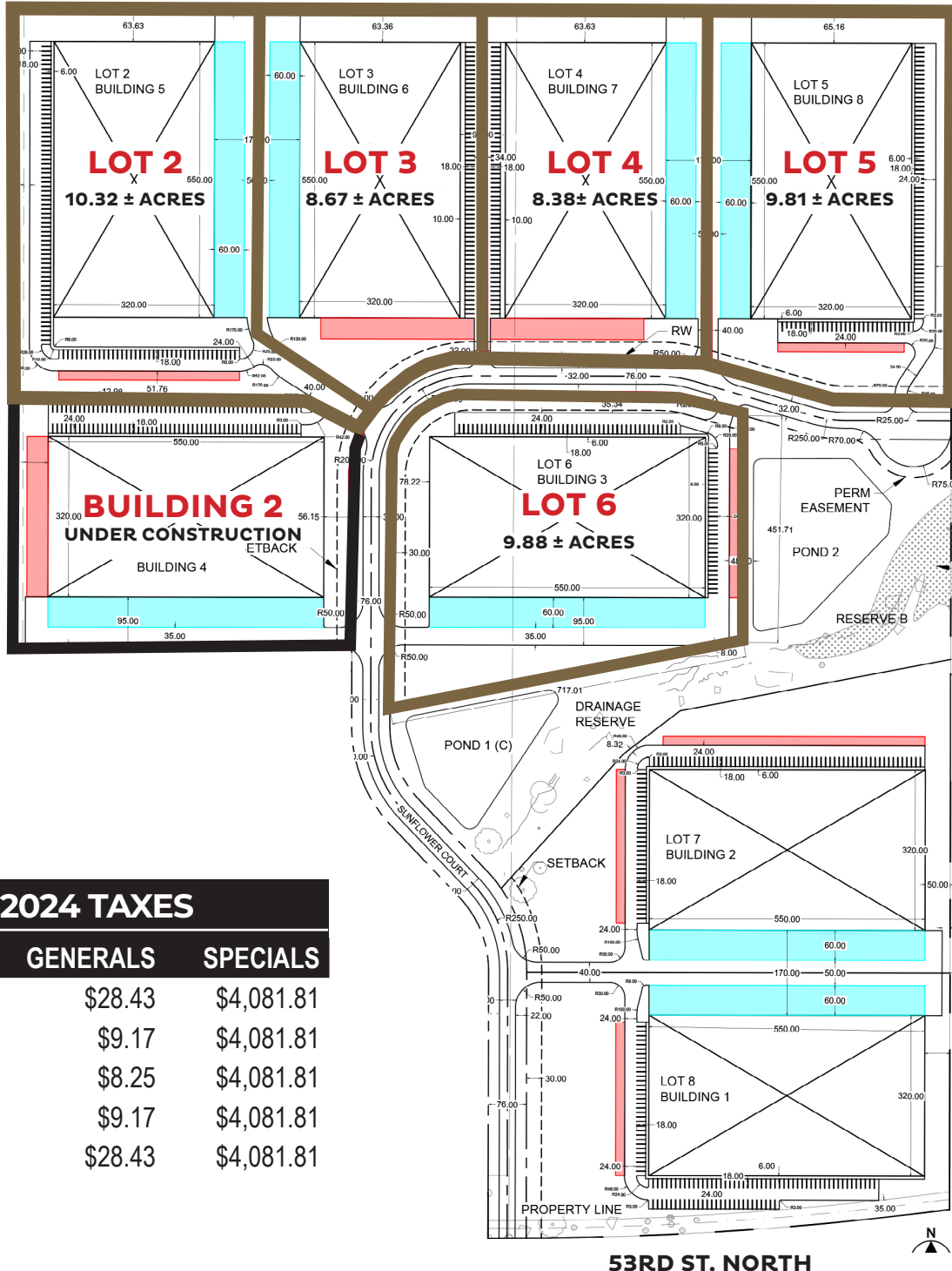


WHITNEY VLIET WARD
316-292-3900
WWard@Weigand.com



PRICING: CONTACT BROKER

SITE PLAN



2024 TAXES

LOT #	GENERALS	SPECIALS
Lot 2	\$28.43	\$4,081.81
Lot 3	\$9.17	\$4,081.81
Lot 4	\$8.25	\$4,081.81
Lot 5	\$9.17	\$4,081.81
Lot 6	\$28.43	\$4,081.81

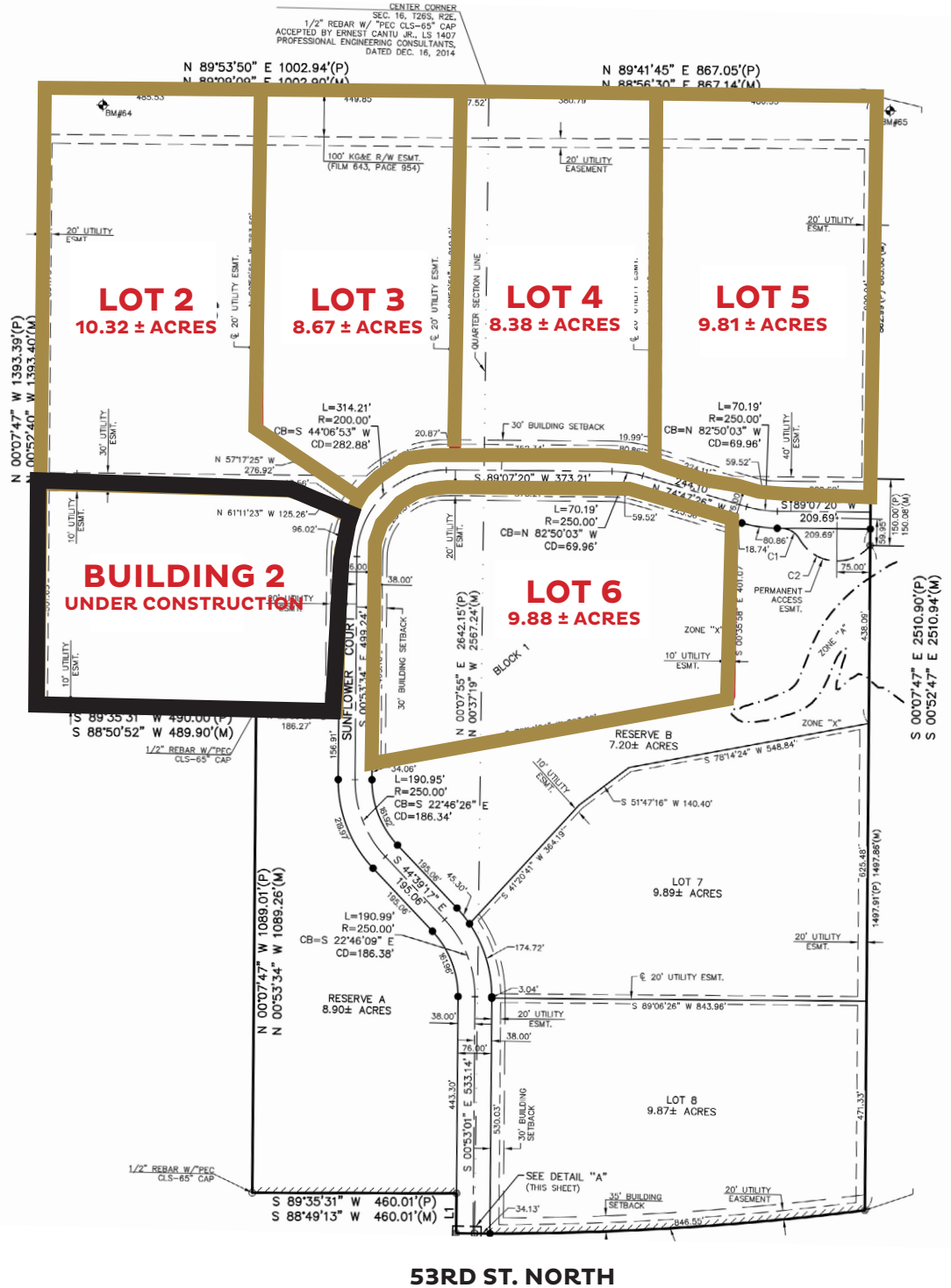
53RD ST. NORTH





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PLAT MAP





TIDEMANN
REAL ESTATE

5400 BLK. N. SUNFLOWER CT.
BEL AIRE, KS 67226

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AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.

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