



**TIDEMANN**  
REAL ESTATE

# HOOVER COMMERCIAL WITH CAR LIFT

1851 S. Hoover Ct., Stes 100-200, Wichita, KS 67209

**FOR LEASE - \$4,500/MO**



11,000 ± SF

**AVAILABLE:**  
INCLUSIVE OF BASEMENT  
WITH CAR LIFT ACCESS

6,000 ± SF  
MAIN FLOOR

5,000 ± SF  
BASEMENT

1976 & 2010

**YEAR BUILT**

LIMITED  
INDUSTRIAL

**ZONING**

14'

**CEILING HEIGHT**

5

**OVERHEAD DOORS**



**PROPERTY HIGHLIGHTS**

- Commercial space available on Hoover Rd.
- Car lift access to basement.
- Excellent visibility!
- Includes basement car storage.

**PARKING**

Ample

**CONSTRUCTION**

Steel

**2024 TAXES (Entire Property)**

Generals: \$16,388.38 Specials: \$31.25



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

**BRADLEY TIDEMANN, SIOR**  
ReeceNichols South Central Kansas  
316-650-8853  
bradley@tidemannre.com



**THE LEE COMPANIES**  
Commercial Real Estate

**TYMBER LEE**  
The Lee Companies  
316-208-3232  
TyMBER@theleecompanies.net



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**Traffic Counts**  
Hoover Rd      6,833 VPD

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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