



**TIDEMANN**  
REAL ESTATE

**FOR LEASE**

**SOUTH WICHITA INDUSTRIAL**  
4727 S. Emporia, Wichita, KS 67216



**LEASE RATE: \$5.50/SF, NNN**  
**EST. NNNs: \$1.40/SF**

267,393 SF  
(6.14 ACRES)  
**SITE SIZE**

87,080 ± SF  
(PER COUNTY RECORDS)  
**TOTAL BUILDING SIZE**

**SUITE 133: 20,160 SF**  
**TOTAL AVAILABLE SPACE**

**ZONING**  
Limited Industrial

**YEAR BUILT**  
1985

**CONSTRUCTION**  
Tilt-up pre-stressed concrete

**CEILING HEIGHT**  
22' clear

**SPRINKLE**  
Wet

**PROPERTY HIGHLIGHTS**

- Office/warehouse space available for lease.
- 100% air-conditioned.
- 3,500 SF office.
- Office build out to suit tenant specifications.
- Located in the Southwest quadrant of Wichita.
- Excellent access to all major arterials via I-135 at 47th St.

**DOCK DOORS**  
4 - 9' x 10' with levelers

**OVERHEAD DOORS**  
1 - 12' x 14'

**PARKING**  
Ample

**2025 Taxes (\$0.82/SF)**  
General: \$71,152.94  
Specials: \$60.00



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

*Offered By:*

**BRADLEY TIDEMANN, SIOR**  
316-650-8853 | [Bradley@TidemannRE.com](mailto:Bradley@TidemannRE.com)



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