



TIDEMANN
REAL ESTATE

FOR LEASE

WAREHOUSE | DISTRIBUTION | MANUFACTURING
8908 E. 34th St. N., Wichita, KS 67226



LEASE RATE: \$6.00/SF, NNN
EST. NNNs: \$1.50/SF

514,925 SF
(11.82 A, PER COUNTY RECORDS)

SITE SIZE

200,000 SF

TOTAL BUILDING SIZE

200,000 SF, Divisible
Ste 100 - 50,887 SF
Ste 200 - 45,000 SF
Ste 300 - 45,000 SF
Ste 400 - 58,750 SF

TOTAL AVAILABLE SPACE

ZONING

Limited Industrial

MIN. SF AVAILABLE

45,000 SF

MAX. CONTIGUOUS SF

200,000 SF

YEAR BUILT

1979, Improvements in 2004,
2010-2012

CONSTRUCTION

Pre-Engineered Steel

PROPERTY HIGHLIGHTS

- Warehouse, distribution, manufacturing facility for lease in Northeast Wichita.
- LED lighting - interior and exterior.
- Warehouse floor thickness - 6" concrete.
- HVAC: Office - RTUs and split systems | Warehouse- hanging unit heaters

POWER

2,000 AMP, 480V, 3-Phase
with generator transfer switch

CEILING HEIGHT

20'- 25'

SPRINKLERED

ESFR with pump

DOCK DOORS

9

PARKING

169

OVERHEAD DOORS

2

2025 TAXES - (\$0.78/SF)

Generals: \$156,531.62
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



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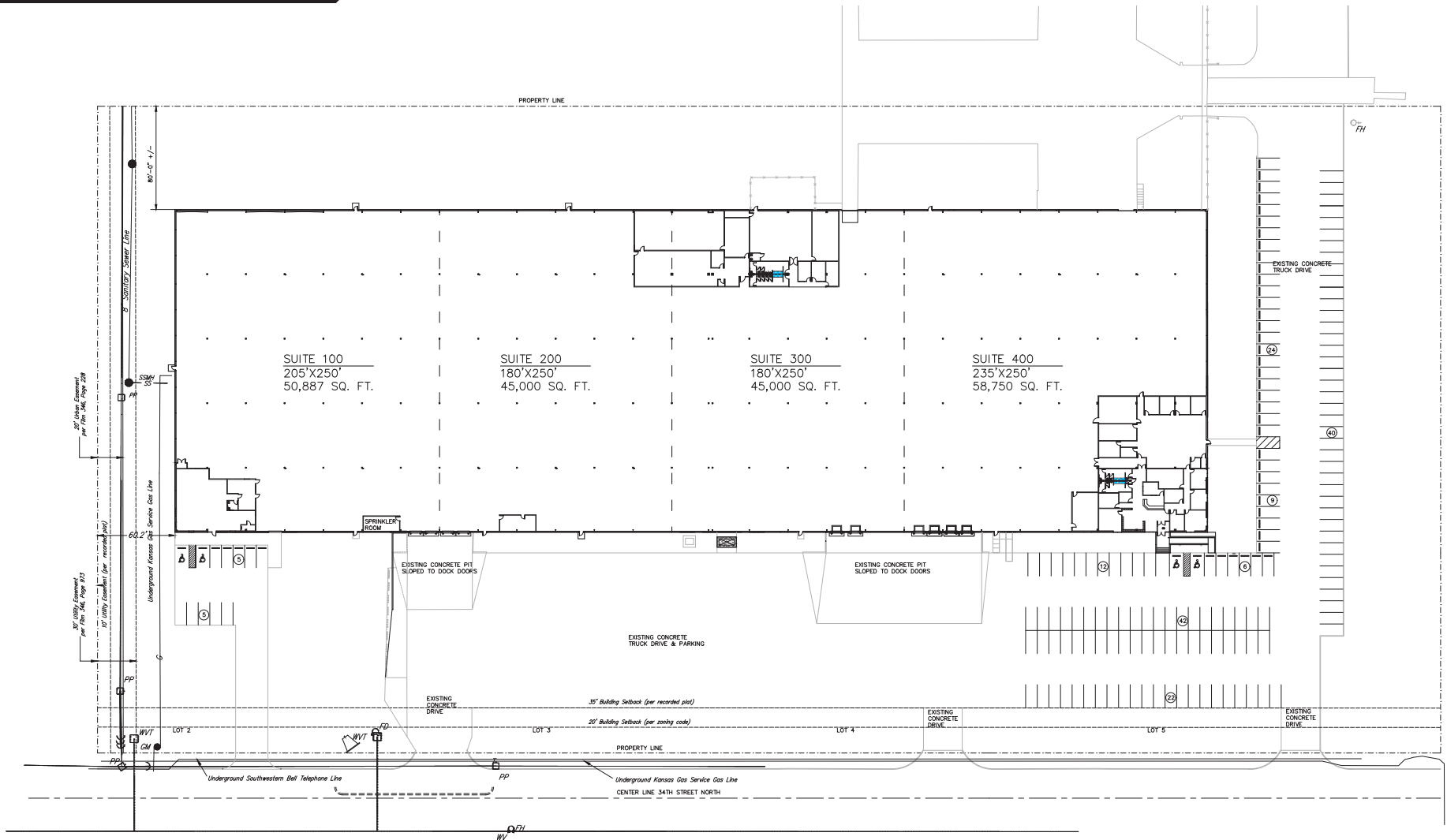
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FLOOR PLAN



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