



TIDEMANN
REAL ESTATE

FOR LEASE

WAREHOUSE/DISTRIBUTION

8909 E. 35th St. North, Wichita, KS 67206



LEASE RATE: \$29,167.00/Mo., NN (\$5.00/SF)
EST. NNs: \$7,188.00/Mo. (\$1.23/SF)

508,644 SF
(11.68 A)

SITE SIZE

201,065 ± SF
BUILDING SIZE

Suite 100: 70,000 SF
AVAILABLE SPACE

Limited Industrial
ZONING

CEILING HEIGHT
22' Clear

PARKING
100 + Spaces

YEAR BUILT
1979, 2004,
Improvements 2006

CONSTRUCTION
Metal on Steel

DOCK DOORS
2

OVERHEAD DOORS
1

SPRINKLERED
Wet

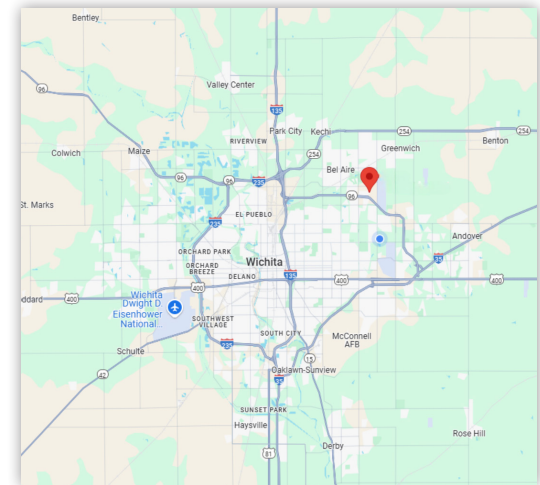
COLUMN SPACING
30'x50'

POWER
480V, 3000 AMP, 3-Phase

2025 Taxes (\$0.81/SF)
General: \$163,122.80
Specials: \$60.00

PROPERTY HIGHLIGHTS

- Warehouse/distribution facility available for lease.
- Hanging unit heaters in warehouse.
- T-5 lighting - warehouse.
- Split HVAC systems in office.
- Floors - 8" reinforced concrete.
- Located in close proximity to K-96.
- 884 SF office.
- Docks - pit levelers and edge dock levelers.



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



TIDEMANN
REAL ESTATE

FOR LEASE

WAREHOUSE/DISTRIBUTION

8909 E. 35th St. North, Wichita, KS 67206



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.



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



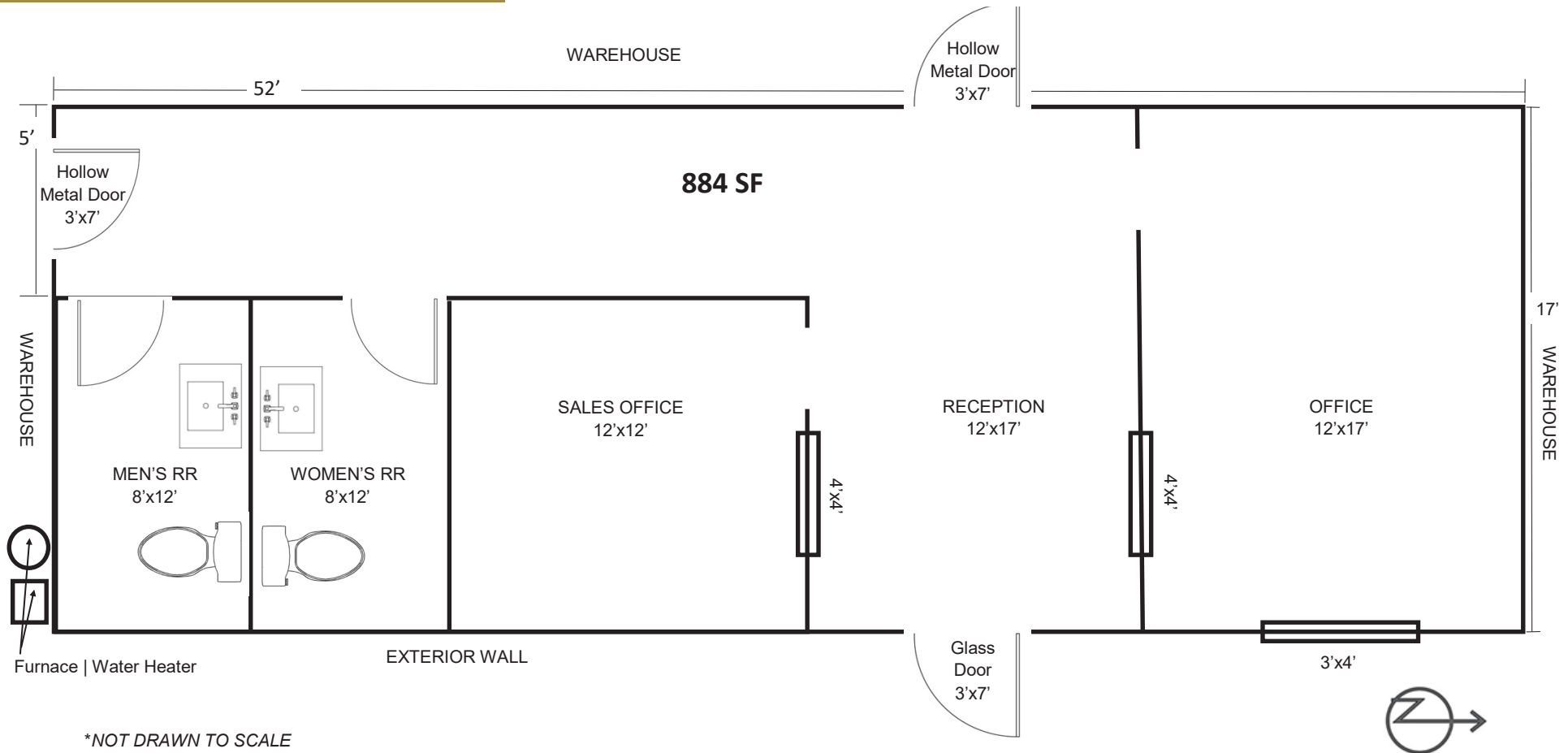
TIDEMANN
REAL ESTATE

FOR LEASE

WAREHOUSE/DISTRIBUTION

8909 E. 35th St. North, Wichita, KS 67206

OFFICE FLOOR PLAN



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.



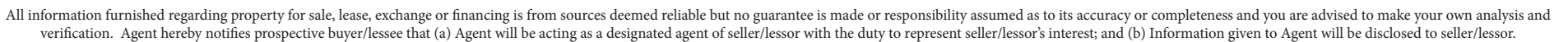
ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered By:

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



WAREHOUSE/DISTRIBUTION
8909 E. 35th St. North, Wichita, KS 67206



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

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