

FOR SALE **ONYX EVENT CENTER INVESTMENT**

10001 E. Kellogg Dr., Wichita, KS 67207



Offered Exclusively By:

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ReeceNichols
SOUTH CENTRAL KANSAS

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



INVESTMENT HIGHLIGHTS

LIST PRICE:	\$2,850,000.00
*IN-PLACE NOI:	\$254,679.29
CAP RATE:	8.94%
# OF TENANTS:	2
OCCUPANCY:	100%

PROPERTY OVERVIEW

TOTAL BUILDING SF	34,575 SF
LAND ACRES	6.87 ACRES
YEARS BUILT	1975, 1999, 2001
# OF PARCELS	2
ZONING TYPE	GENERAL COMMERCIAL
# OF PARKING SPACES	APPROX. 600
LOCATION	US-54/400 FRONTAGE ROAD
CEILING HEIGHT	23' - 26'
HVAC	CENTRAL IN EACH SPACE
TRAFFIC COUNTS	69,046 VPD AT US-54/400 AND WEBB

TAXES - 2024

GENERAL	\$48,214.20
SPECIALS	\$62.50

CONSTRUCTION

FOUNDATION	CONCRETE
FRAMING	STEEL
EXTERIOR	METAL
PARKING SURFACE	ASPHALT
ROOF	ORIGINAL METAL DECKING WITH TPO LAYOVER SYSTEM.

* SELLER WILL LEASEBACK ONYX SPACE UPON CLOSING.
CONTACT BROKER FOR FINANCIALS.

AERIAL VIEW



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SEDGWICK COUNTY DEMOGRAPHICS

Population	790,138
Median Age	35.9
Education	90%
Average Household Income	\$68,925
Total Businesses	19,503

MAJOR EMPLOYERS

Spirit AeroSystems, Inc.	13,000
Textron Aviation	10,700
McConnell Air Force Base	5,976
Wichita Public Schools USD 259	5,503
Ascension Via Christi Health Inc	4,413
Koch Industries Inc	3,100
City of Wichita	2,886
U.S. Government	2,830
Sedgwick County	2,521
State of Kansas	2,157
Wichita State University	2,035
Wesley Healthcare	2,030
Johnson Controls	1,529
Bombardier	1,500
Cargill Meat Solutions Corp.	1,120



WICHITA, KANSAS OVERVIEW

The state's largest city and a key economic hub, particularly recognized as the "Air Capital of the World" due to its pivotal role in the global aviation industry. Major aerospace companies, including Boeing, Cessna, and Spirit AeroSystems, anchor the city's economy, supported by robust sectors in healthcare, manufacturing, and agriculture.

Known for its cost-effective living and strong infrastructure, Wichita is an attractive destination for businesses and professionals seeking growth in a supportive and dynamic environment. The city's emphasis on community, quality of life, and economic development makes it a strategic choice for both companies and individuals.

Wichita is centrally located in South Central Kansas, providing convenient access to several major cities in the region. It is approximately 160 miles north of Oklahoma City, 200 miles southwest of Kansas City, and 350 miles south of Omaha. This strategic location makes Wichita a key transportation and logistics hub, with easy connections via major highways like I-35 and I-135, as well as access to national rail and air networks. Its central position in the Midwest allows businesses and residents to reach major markets and destinations efficiently.



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR REECENICHOLS SOUTH CENTRAL KANSAS AGENT FOR MORE INFORMATION.



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