



TIDEMANN
REAL ESTATE

WAREHOUSE NEAR SPIRIT

4611 E. 31st St., Wichita, KS 67210



FOR SALE: \$2,350,000

46,827 ± SF
Per County

BUILDING SIZE

46,827 ± SF

TOTAL AVAILABLE SPACE

Limited
Industrial

ZONING

1964,
Remodeled 2014

YEAR BUILT

FOR LEASE: Contact Broker

SITE SIZE
121,296 SF (2.78 A)

CONSTRUCTION
Concrete Block

CEILING HEIGHT
16'

SPRINKLED
Wet

DOCK DOORS
2

OVERHEAD DOORS
1

PARKING
25+

2024 Taxes (\$1.22/SF)
Generals: \$56,910.11
Specials: \$31.25

PROPERTY HIGHLIGHTS

- Warehouse in Southeast quadrant of Wichita available for purchase.
- Near Spirit Aerosystems.
- New exterior paint planned.
- Entirely sprinklered.
- Close proximity to all major arterials.



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

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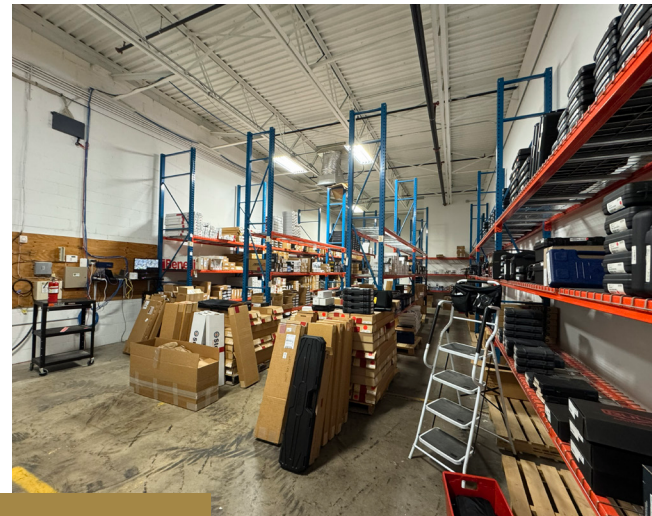
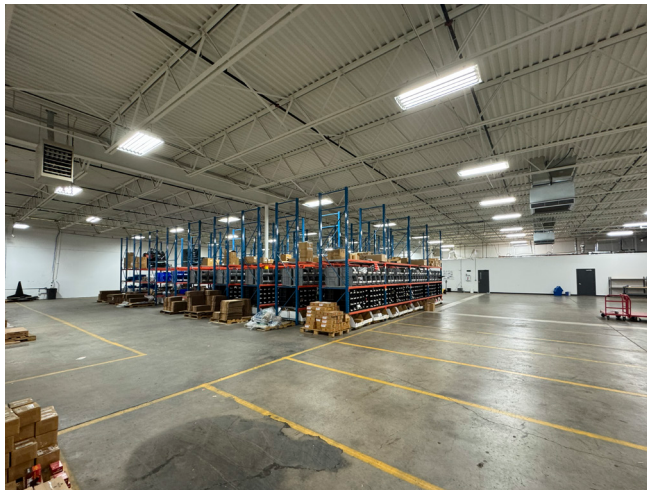
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PHOTOS



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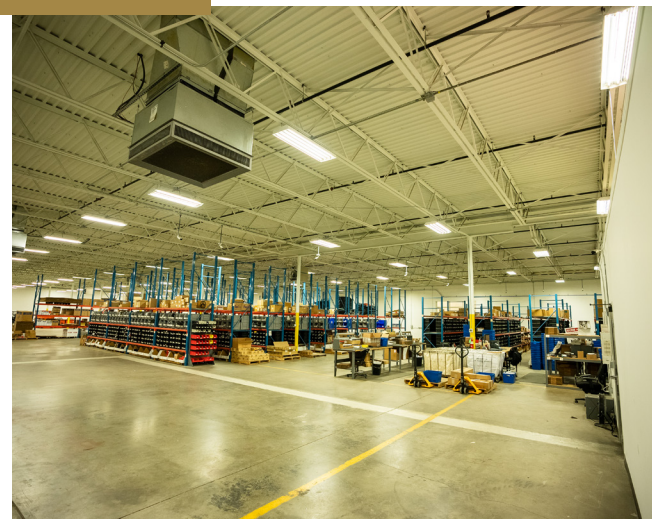
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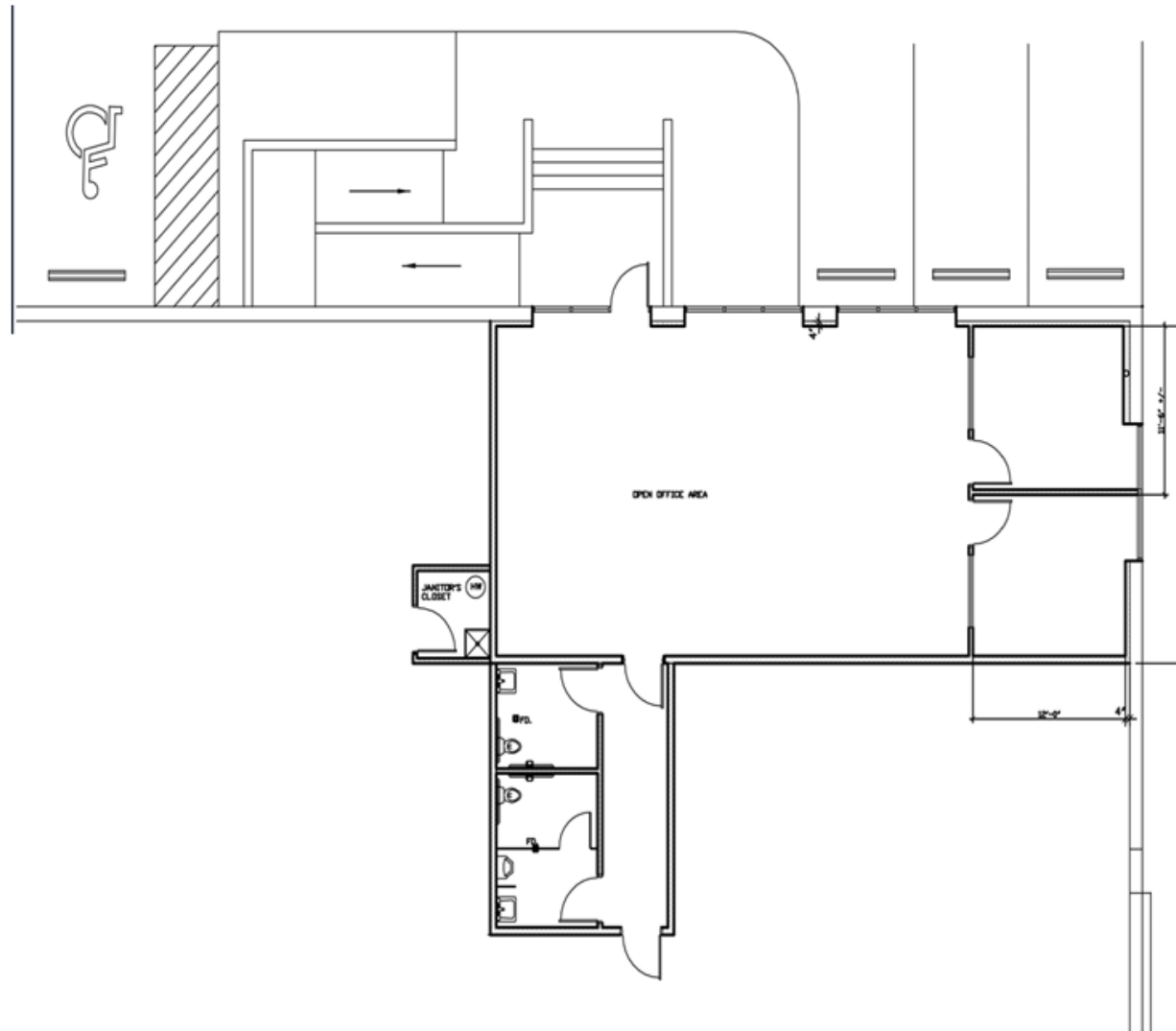


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OFFICE FLOOR PLAN



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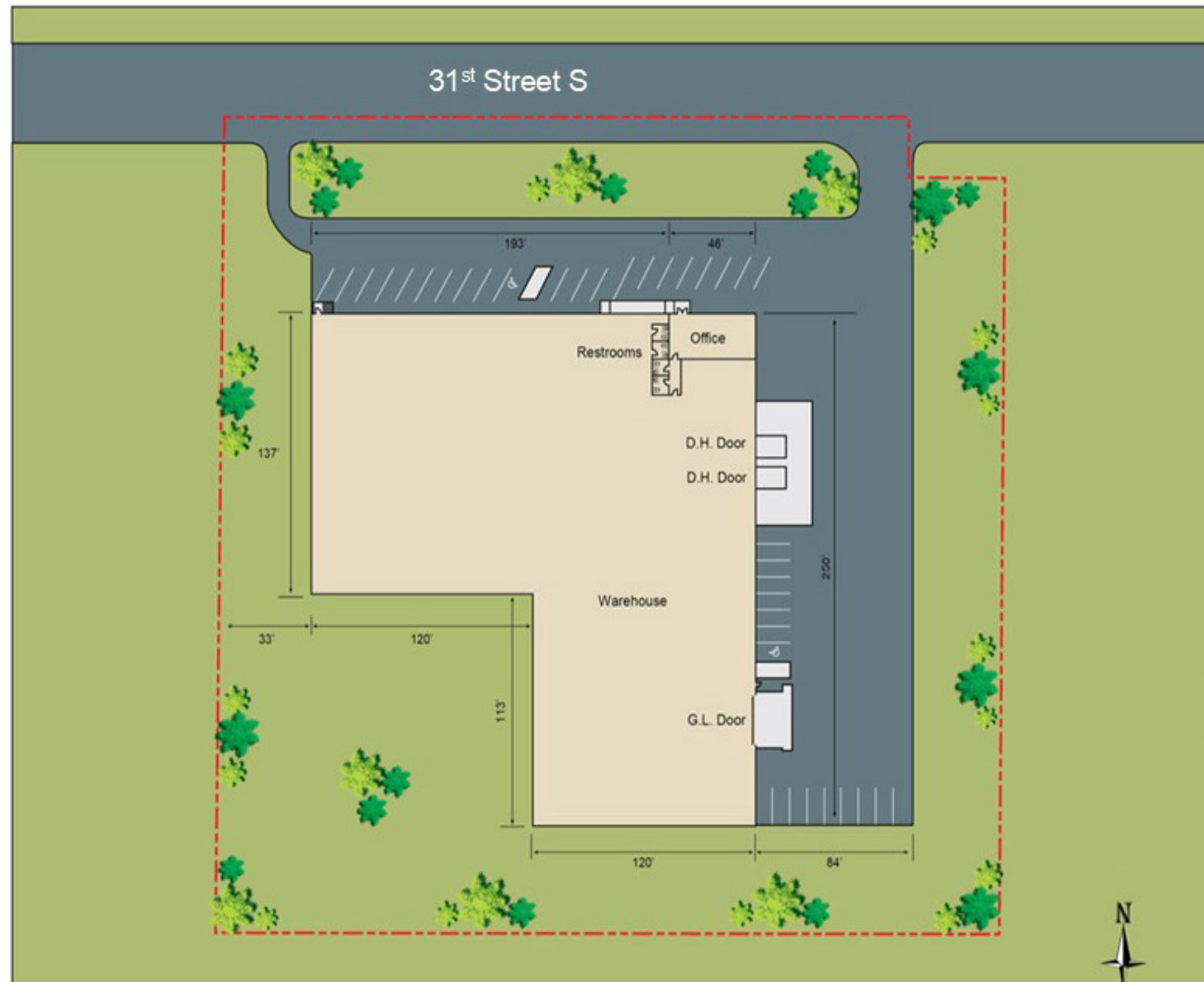


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SITE PLAN



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Photo Courtesy of SitesUSA

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