



TIDEMANN
REAL ESTATE

FLORENCE COURT WAREHOUSE

1834 S. Florence Ct., Wichita, KS 67209

FOR LEASE CONTACT BROKER



59,295 ± SF
(1.36 A)

SITE SIZE

LIMITED
INDUSTRIAL
ZONING

9,200 ± SF
BUILDING SIZE

9,200 ± SF
Office: 1,500 ± SF
Warehouse: 7,700 ± SF
TOTAL AVAILABLE SPACE

2
DOCK DOORS

3 - 14'x14'
OVERHEAD DOORS

CONSTRUCTION
Concrete Block

YEAR BUILT
1981

CEILING HEIGHT
16'-17' Clear

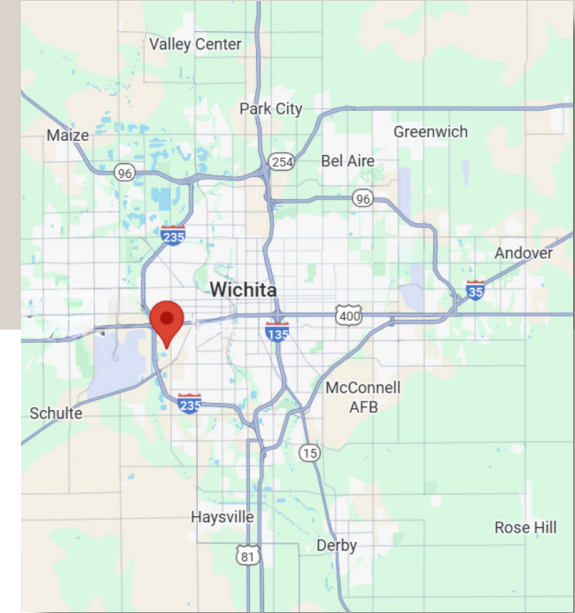
PARKING
14+

POWER
400A, 3-Phase

2024 Taxes (\$1.44/SF)
General: \$13,236.54
Specials: \$31.25

PROPERTY HIGHLIGHTS

- Office/Warehouse available for lease.
- Electric operated overhead and dock doors.
- Office - HVAC
- Warehouse - BTU Overhead heat.
- Close proximity to all major arterials via West Street.



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



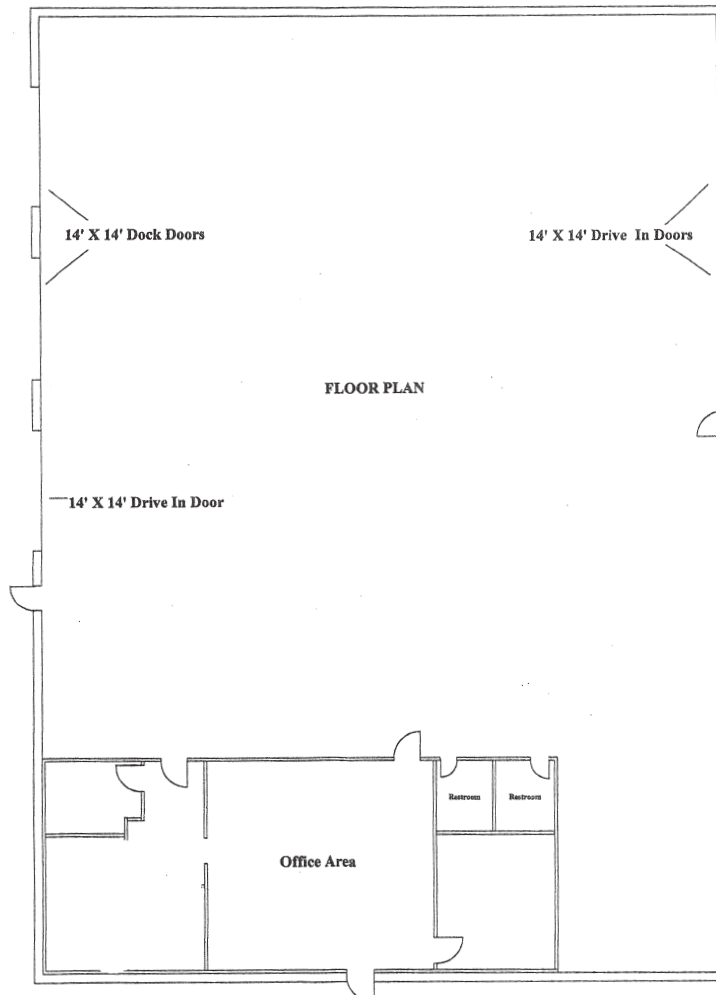
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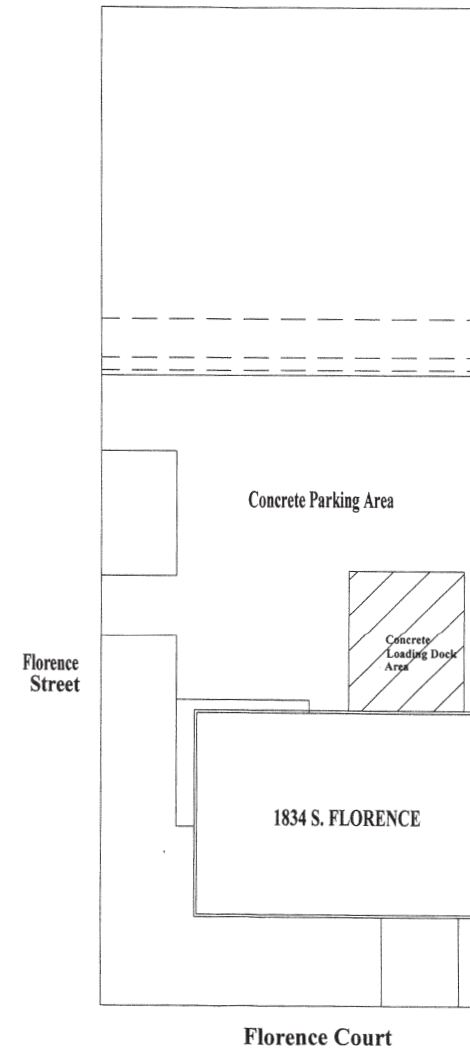
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FLOOR PLAN



SITE PLAN



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