



**TIDEMANN**  
REAL ESTATE

**FOR LEASE**

**HOOVER ROAD DISTRIBUTION FACILITY**  
1530 S. Hoover Road, Wichita, KS 67209



**LEASE RATE: \$38,868.50, NN**  
**EST. NNs: \$14,505/Mo.**

347,609 ± SF  
(7.98 ± A)  
SITE SIZE

77,737 ± SF  
TOTAL BUILDING SIZE

77,737 ± SF  
Office: 9,243 ± SF  
Warehouse: 68,494 ± SF  
TOTAL AVAILABLE SPACE

**ZONING**

Limited Industrial

**YEAR BUILT**

1999, 2019

**CONSTRUCTION**

Metal Sandwich Panels/  
Concrete Block

**COLUMN SPACING**

63' x 32'

**PROPERTY HIGHLIGHTS**

- Distribution facility available for lease.
- Fenced, paved lot.
- Generator connections in tact.
- Close proximity to U.S. Highway 54/ 400/Kellogg and I-235 via Hoover Road.
- Less than 1 miles to Eisenhowr National Airport.

**CEILING HEIGHT**

22' clear at ridge in warehouse

**SPRINKLERED**

Wet

**DOCK DOORS**

7 with auto levelers

**OVERHEAD DOORS**

6

**PARKING**

27- Front  
139 - Inside Fenced lot

**2024 TAXES**

Generals: \$127,283.03  
Specials: \$31.25



**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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