



TIDEMANN
REAL ESTATE

DOCK-HIGH WAREHOUSE

2424 S. St. Francis, Wichita, KS 67216

LEASE RATE: \$7.50/SF, NNN



FOR LEASE

61,482 SF
(1.41 ± A)

SITE SIZE

12,000 ± SF

BUILDING SIZE

12,000 ± SF

TOTAL AVAILABLE SPACE

Limited
Industrial

ZONING

YEAR BUILT
1979

POWER
208V, 800A, 3-Phase

OVERHEAD DOORS
1 with ramp

CONSTRUCTION
Tilt-up Concrete

CEILING HEIGHT
18'

DOCK DOORS
3 (1 with leveler)

COLUMN SPACING
24'w x 49.75' ± d

PARKING
8+

2025 TAXES: (\$0.83/SF)
Generals: \$9,932.85
Specials: \$60.00

PROPERTY HIGHLIGHTS

- Dock-high warehouse available for lease.
- Abundant power.
- Columns: 24'w x 49.75 ± d
- Close proximity to I-135 and I-235 access.
- Fenced lot.



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered Exclusively By:

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



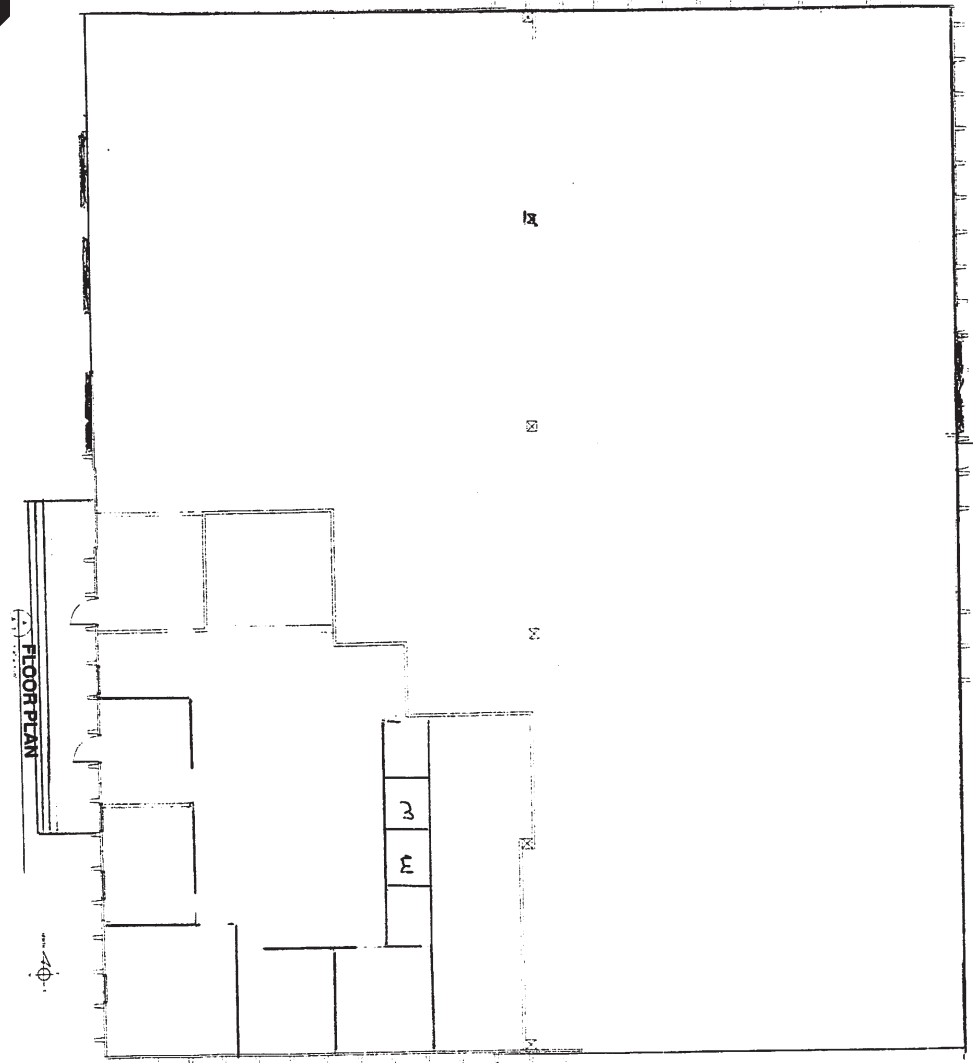
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FLOOR PLAN



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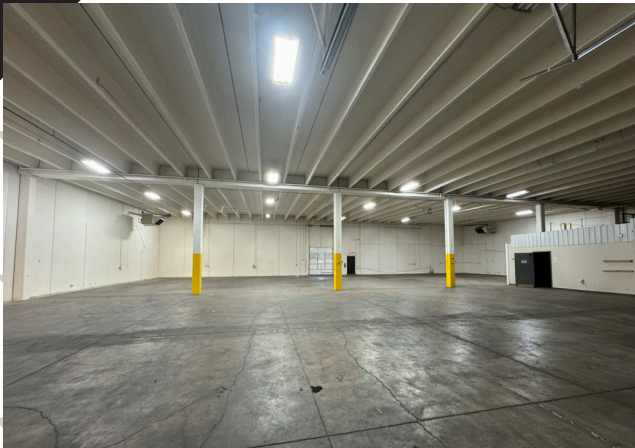
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PHOTOS



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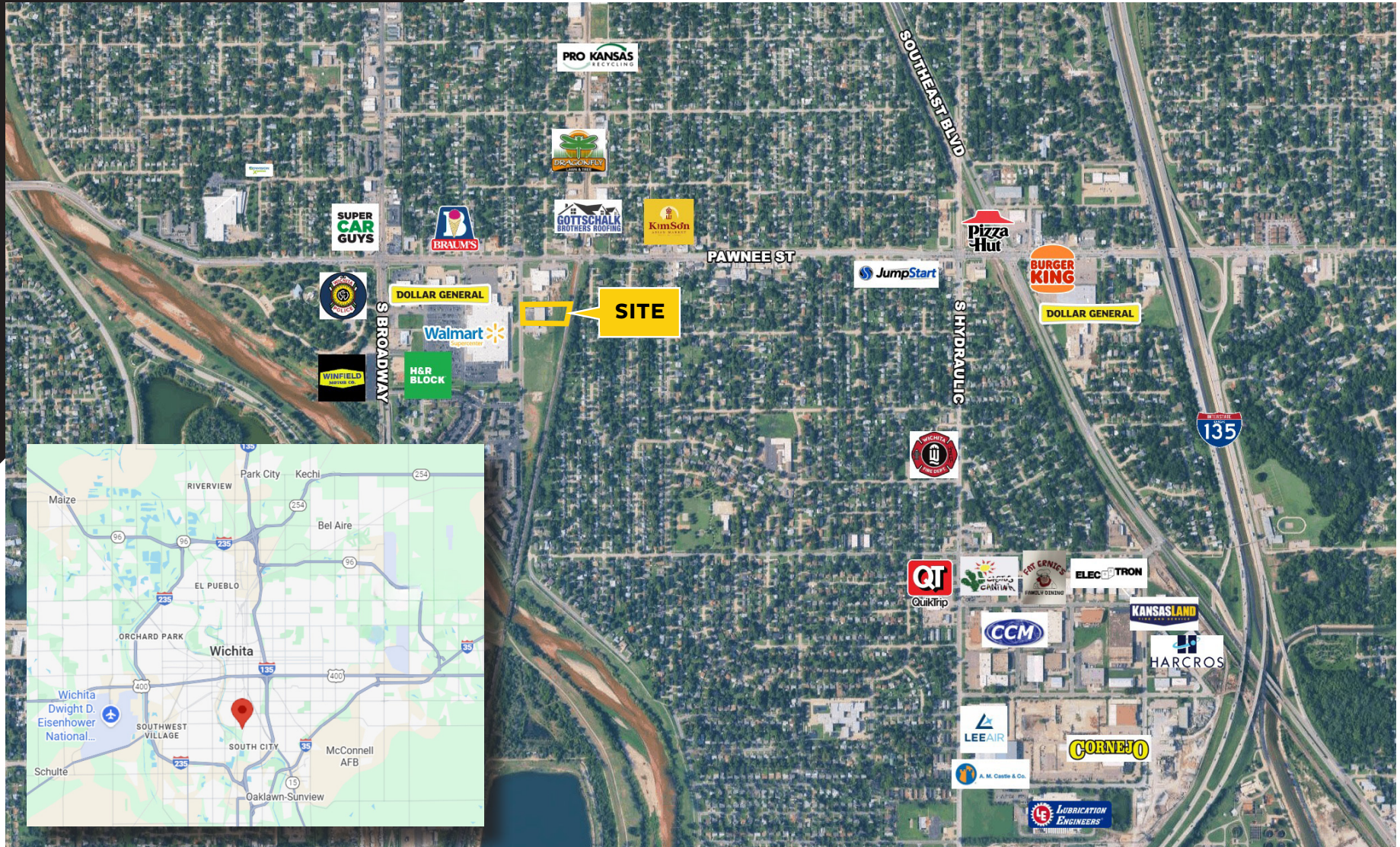


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