



TIDEMANN
REAL ESTATE

BUILDING 2
5447 N. SUNFLOWER CT.
BEL AIRE, KS 67226



**SUNFLOWER
INDUSTRIAL
PARK**

FOR SALE OR LEASE

7.75 ACRES SITE SIZE	APRIL 2026 YEAR BUILT
152,708 SF, DIVISIBLE BUILDING SIZE	M-1 MANUFACTURING ZONING
50,902 SF MIN. SF AVAILABLE	14 - 9' x 10' DOCK DOORS
152,708 SF MAX. CONTIGUOUS SF	4 - 14' x 14' OVERHEAD DOORS

PRICING: CONTACT BROKER



COLUMN SPACING:

75'

POWER:

480 V, 3-PHASE

CEILING HEIGHT:

32' - 33.4'

SPRINKLED:

Victaulic ESFR 25.2K

FIRE PUMP:

1500 GPM, 100 PSI Electric

CONSTRUCTION:

Pre-Engineered Metal

PARKING:

153 Spaces (Fully Lit)

FLOOR:

6"-7" Concrete

2025 TAXES:

Generals - \$8.40
Specials - \$4,084.75
(Pre-Construction)
*10 year tax abatement

PROPERTY HIGHLIGHTS

- New Construction! Second planned warehouse in the Park.
- Automatic door openers.
- Automatic airbag dock levelers.
- Drive-thru (E to W) for loading/unloading.
- Warehouse fully insulated.
- Aggressive State and Local incentives.
- Monument signage.
- Road east of property to be completed March 2027.

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

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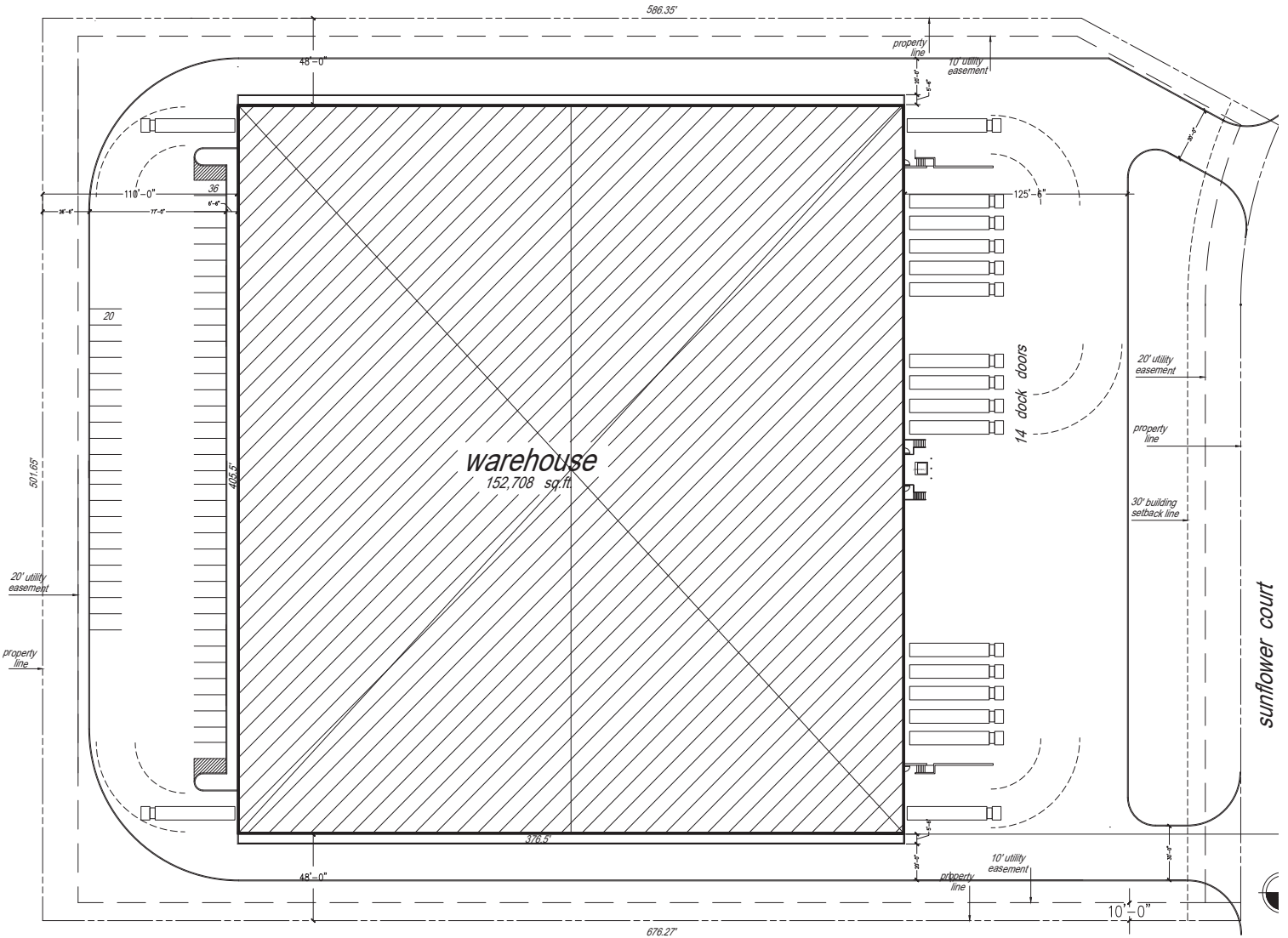


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SITE PLAN



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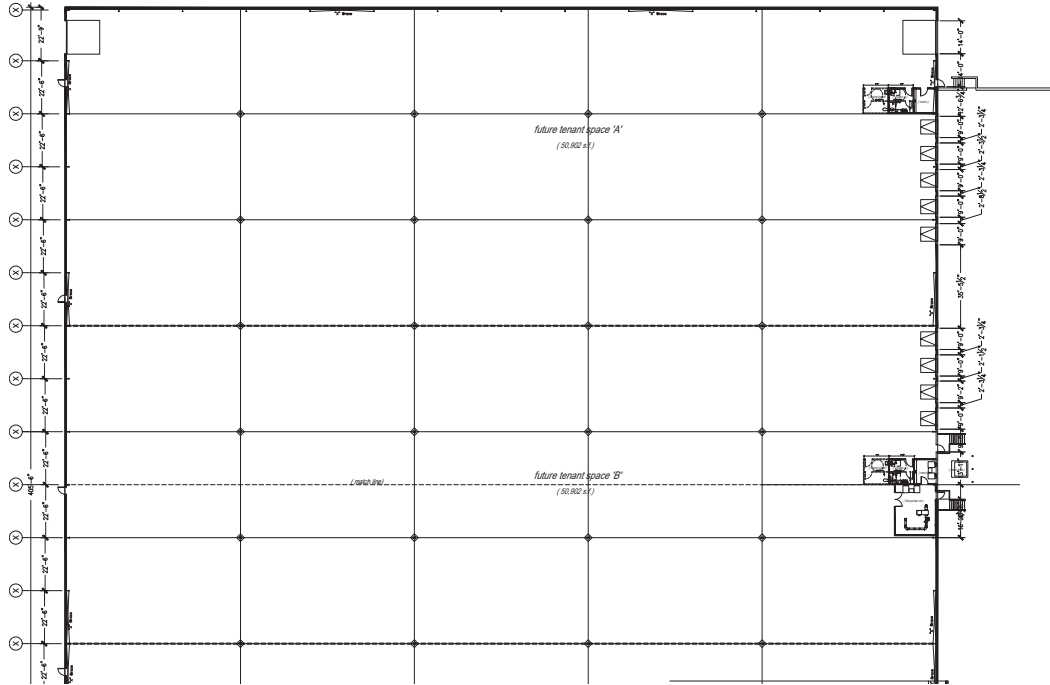
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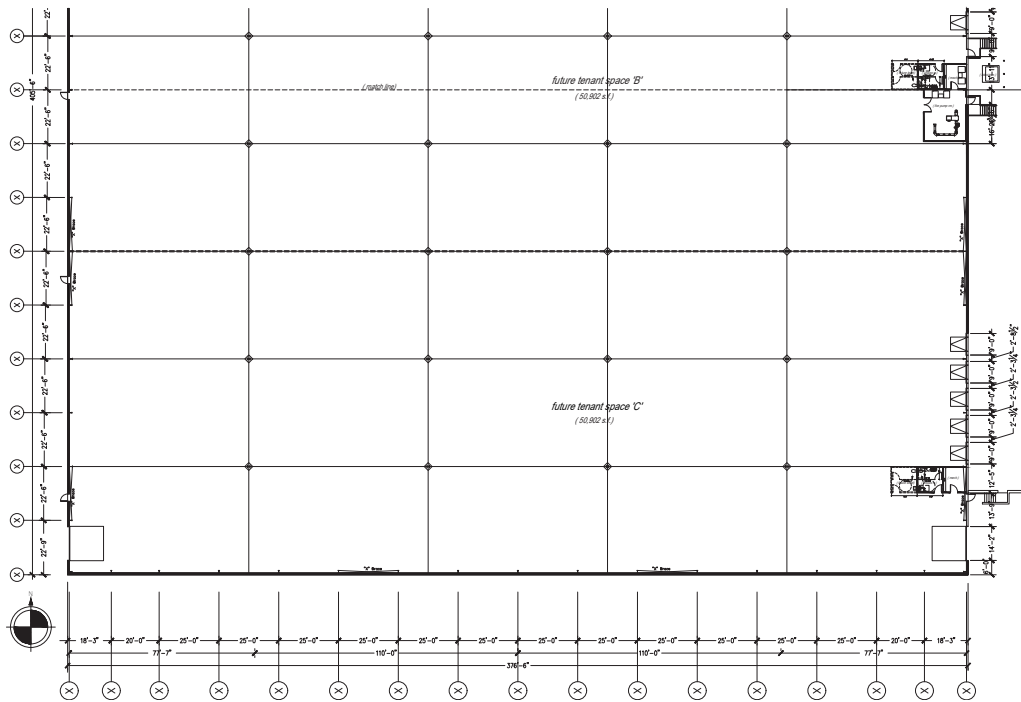
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FLOOR PLANS

NORTH



SOUTH





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PLAT MAP





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AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.

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