

# FLEX WAREHOUSE

2952 N. ARKANSAS, WICHITA, KS 67204



**FOR SALE**



**SALE PRICE:** \$1,175,000  
**BUILDING SIZE:** 16,643 SF  
**LOT SIZE:** 0.57 Acres  
**ZONING:** General Commercial  
**YEAR BUILT:** 1940  
**YEAR RENOVATED:** 2017  
**POWER:** 480V/3P  
**2025 TAXES:** Generals: \$24,557.34  
 Specials: \$60.00



**ABOUT THIS PROPERTY:**

<b>WEST</b>		<b>EAST</b>	
<b>WAREHOUSE SF:</b>	3,000 +/- SF	<b>WAREHOUSE SF:</b>	11,756 +/- SF
<b>OFFICE SF:</b>	1,887 +/- SF	<b>CEILING HEIGHT:</b>	12'-18'
<b>CEILING HEIGHT:</b>	10'	<b>OVERHEAD DOORS:</b>	2 - 14'x14' (drive through)
<b>OVERHEAD DOORS:</b>	2 - 10'x 9'		1 - 10'x12'



**ReeceNichols**  
 SOUTH CENTRAL KANSAS

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

*Offered Exclusively By:*

**Ryan Kerr** | 316.775.8900 | ryankerr@reecenichols.com  
**Tim Kerr** | 316.218.5150 | timkerr@reecenichols.com  
**Ronnie Price** | 316.258.9596 | rprice@reecenichols.com

# FLEX WAREHOUSE

2952 N. ARKANSAS, WICHITA, KS 67204



**FOR SALE**



**ReeceNichols**  
SOUTH CENTRAL KANSAS

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

*Offered Exclusively By:*

**Ryan Kerr** | 316.775.8900 | [ryankerr@reecenichols.com](mailto:ryankerr@reecenichols.com)

**Tim Kerr** | 316.218.5150 | [timkerr@reecenichols.com](mailto:timkerr@reecenichols.com)

**Ronnie Price** | 316.258.9596 | [rprice@reecenichols.com](mailto:rprice@reecenichols.com)

# FLEX WAREHOUSE

2952 N. ARKANSAS, WICHITA, KS 67204



**FOR SALE**



**ReeceNichols**  
SOUTH CENTRAL KANSAS

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

Offered Exclusively By:

Ryan Kerr | 316.775.8900 | ryankerr@reecenichols.com  
Tim Kerr | 316.218.5150 | timkerr@reecenichols.com  
Ronnie Price | 316.258.9596 | rprice@reecenichols.com