

COMOTARA WAREHOUSE

9180 E. 35th St., Suites 100 and 200
Wichita, KS 67226

FOR LEASE



LEASE RATE: \$26,246/MO., NNN (\$6.15/SF)

SITE SIZE
302,352 ± SF
(9.94 A)

BUILDING SIZE
102,424 ± SF

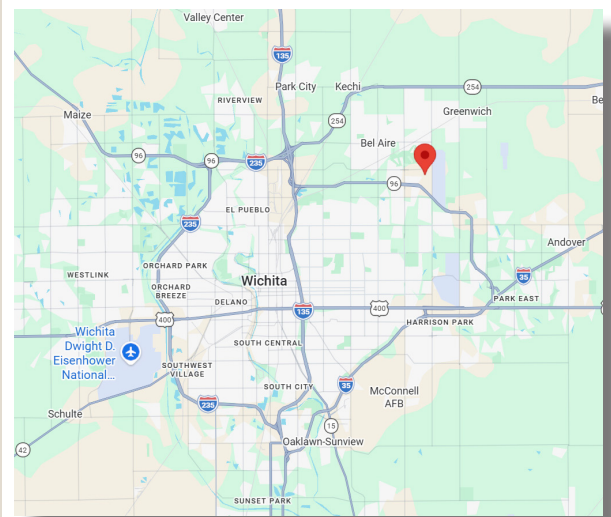
Suites 100-200: 51,212 ± SF
Office: 6,619 ± SF
Warehouse: 44,593 ± SF

TOTAL AVAILABLE SPACE

OVERHEAD DOORS
2 - 12' X 12'

DOCK DOORS
6 w/ Seal and
Air Bag Levelers

EST. NNN's: \$9,426.32 (\$2.21/SF)



ZONING
Limited Industrial

CLEAR HEIGHT
30' - 34'

YEAR BUILT
2018

SPRINKLERED
ESFR

CONSTRUCTION
Tilt-up concrete

PARKING
100 ± (Entire property)

COLUMN SPACING
100' X 50'

FLOOR THICKNESS
8" warehouse

POWER
400A, 480V, 3-Phase

2025 TAXES (\$0.96/SF):
General: \$98,652.74
Specials: \$60.00

HIGHLIGHTS

- Office/Warehouse space available for lease.
- Comotara Industrial Park.
- 95% high efficiency HVAC in office.



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

Offered By:

BRADLEY TIDEMANN, SIOR
Tidemann Real Estate
316-650-8853
Bradley@TidemannRE.com

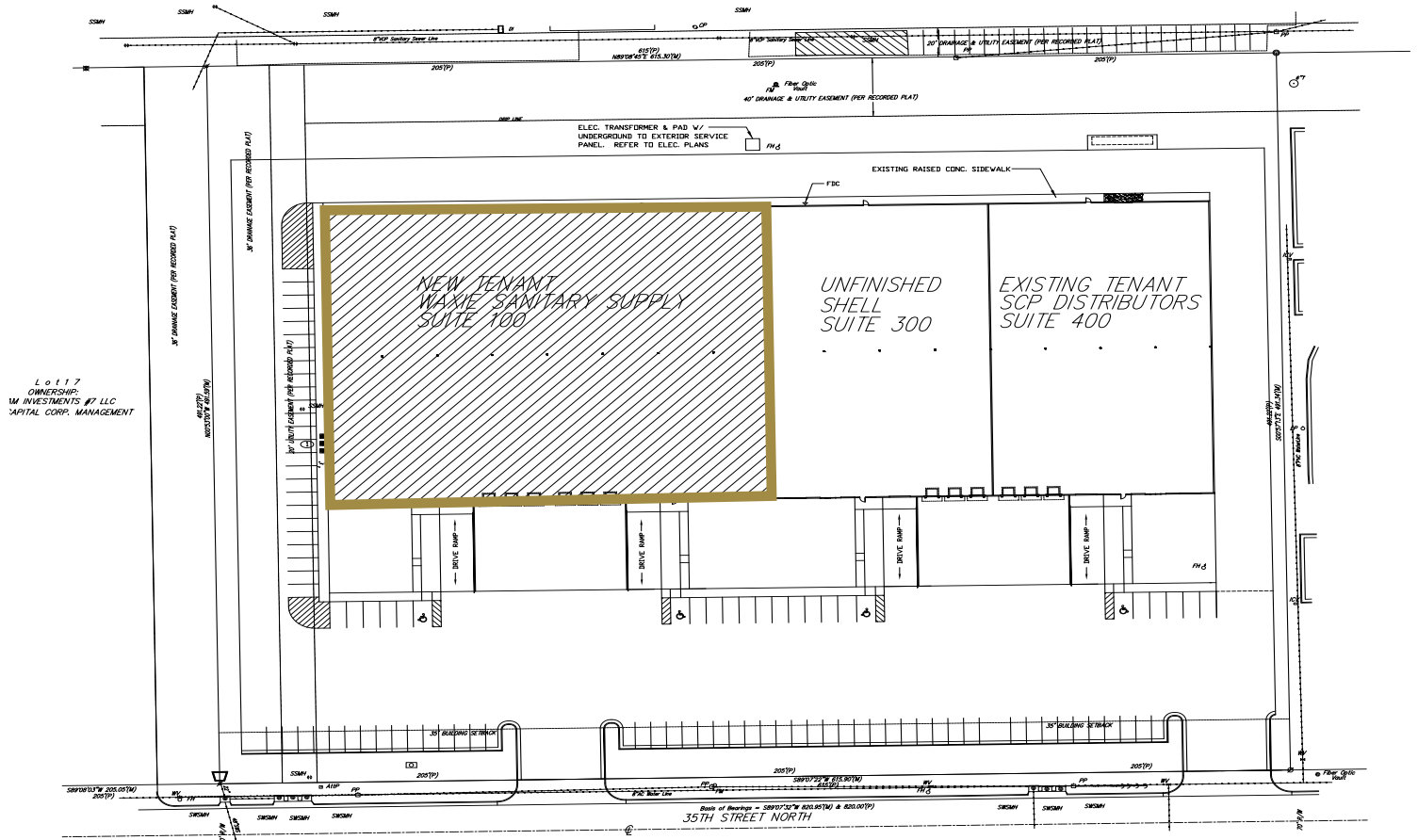
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SITE PLAN



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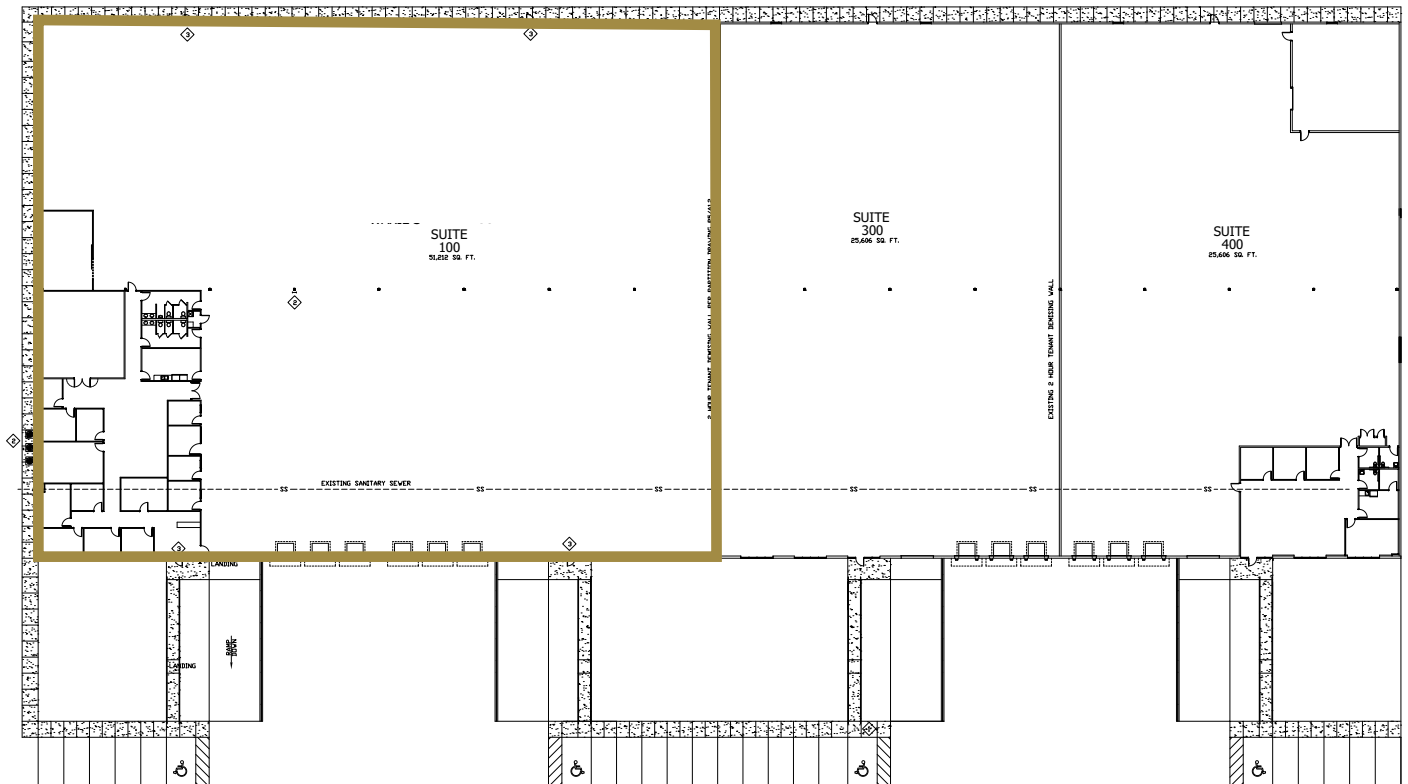
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FLOOR PLAN



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