

# EXECU STOR CONDOMINIUMS III

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*Central & Greenwich Rd.  
Wichita, Kansas*

[RNCommercial.com](http://RNCommercial.com)



**ReeceNichols**  
SOUTH CENTRAL KANSAS

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



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR REECENICHOLS SOUTH CENTRAL KANSAS AGENT FOR MORE INFORMATION.



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SOUTH CENTRAL KANSAS

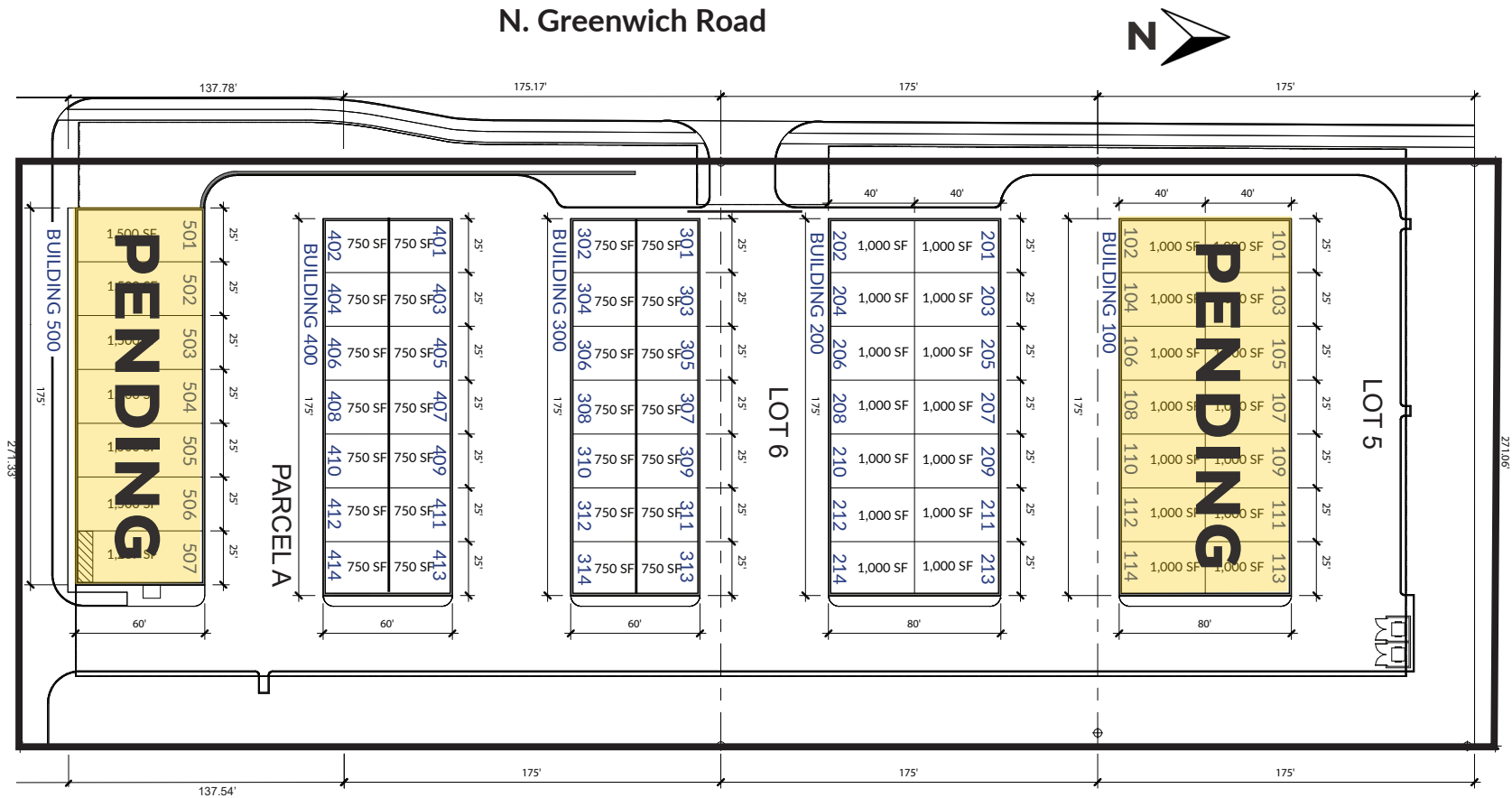
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# DEVELOPMENT TEAM



- > The Execu Stor III project is developed by Slawson East, Inc. and built by Key Construction.  
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- > Morrie Sheets is a partner and co-founder of the Exec U Stor Condo project, built in 2007 on Webb Road. He also built Exec U Stor I and II, both of which were sold out prior to completion, totaling 86,000 SF. Mr. Sheets is a licensed real estate broker in the state of Kansas with ReeceNichols South Central Kansas. He is an owner of A-O.K. Pawn Shop East Wichita locations, as well as co-owner of Mort's Martini and Cigar Bar and Sheets Creek Restaurant. Mr. Sheets has built and been co-owner of 22 mini storage facilities throughout Kansas and Texas, and also develops warehouse distribution centers in the Midwest.  
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- > Mr. Sheets has brokered over 3,000 restaurant, retail, office and warehouse facilities across the nation.  
.....
- > Ben Suellentrop has been an active member of the commercial real estate industry since 2020. With experience across multiple sectors, Ben has successfully represented the sales and leasing of retail, office, and industrial properties, along with a variety of land transactions. He also managed the sales of Exec U Stor II, contributing to the project's successful completion and strong market presence.  
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# SITE PLAN



**= PENDING**

**\*WILL WORK WITH AN ARCHITECT (INTERNAL).**

**WHATEVER YOU NEED TO STORE, TAKE ADVANTAGE OF THE FLEXIBILITY AND PEACE OF MIND THAT COMES WITH OWNING YOUR OWN STORAGE CONDO!**

## BECOME A PART OF THE EXECU STOR III CONDOMINIUM COMMUNITY.

Our Wichita, Kansas property features 63 premium storage condominium units, offering elevated amenities beyond traditional self-storage options. Positioned on 3.33 acres, ownership provides a stake in this well-planned community. Conveniently located near the southeast corner of Central and Greenwich Road in northeast Wichita, the surrounding area is home to a strong mix of neighboring businesses, including:



Secure your position early and capitalize on pre-construction pricing. Early ownership also provides the opportunity to select the condominium location that best aligns with your specific needs and preferences.

## A PROPERTY DESIGNED FOR:

- Storage for boats, vehicles, RVs, and similar assets.
- Ideal space for contractors and small business storage (no operations).
- Storage solutions for commercial inventory.
- Secure space for equipment and materials.
- Accommodations for service fleet storage.
- Flexible options for seasonal overflow inventory.

## BENEFITS:

- Ownership stability compared to the uncertainty of rising rental costs.
- Individual control of your unit, layout, and customization.

**ACT EARLY TO SECURE A PREMIER LOCATION WITHIN THIS DISTINCTIVE PROPERTY.**

## EXTERIOR DESIGN

Execu Stor III Condominiums is carefully planned to deliver a clean, attractive aesthetic alongside modern, high-quality functionality tailored to a variety of storage needs. The project is designed for owners who value pride of ownership while benefiting from efficient, practical space. Our focus is to provide a dependable, cost-conscious solution within a professionally managed and well-maintained environment.

- > Quality steel frame construction and maintenance free metal siding
- > Standing seam, metal roofs
- > A 16' X 18' insulated steel overhead door/ plus metal man door
- > Fully secured closed circuit camera system
- > Standard, professional and attractive condominium identified signage
- > Fully paved, 35' - 65' driveways

## INTERIOR DESIGN

Execu Stor III streamlines the development process with a professionally planned layout designed to meet the needs of its owners.

- > Nearly 750 square feet or more (depending on your condominium selection) of clear span floor area space
- > 20' clear height
- > Energy efficient lighting
- > Interior partition walls
- > 125A; single phase; 3 wire electrical panel in each unit to support any preferred use
- > 3 outlets every 12 linear feet
- > A walk-in access door in addition to the condominium's overhead door
- > Finished, smooth commercial grade concrete floor

# STORAGE CONDOMINIUMS, USES & BENEFITS



## PERSONAL USE

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- BOATS
- RECREATIONAL VEHICLES, RV'S, AND OTHER MOTOR HOMES
- FURNITURE
- OTHER LARGE TOYS SUCH AS: JET SKIS, ATV; 4-WHEELERS, SNOW MOBILES, ETC.
- STORED ITEMS WHICH HAVE RENDERED YOUR GARAGE USELESS TO YOUR CARS
- ALL ITEMS WHICH YOU CANNOT STORE OUTSIDE YOUR HOME BECAUSE OF HOMEOWNERS' ASSOCIATION RULES AND RESTRICTIVE COVENANTS

## BUSINESS USE

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- COMMERCIAL INVENTORY STORAGE
- LIGHT INDUSTRIAL WAREHOUSING
- RECORD STORAGE
- RESTAURANT SUPPLIES
- EQUIPMENT STORAGE
- TRAILERS
- FURNITURE
- CONTRACTOR TOOLS, EQUIPMENT, INVENTORY, AND INTERIM OPERATIONS WORK AREAS

## F.A.Q



### 01 WHEN WILL CONSTRUCTION BE COMPLETED?

Our target date is January 2027.

### 02 DO I OWN MY CONDOMINIUM?

Yes, ownership is structured similarly to that of a residential condominium.

### 03 WHAT SIZE CONDOMINIUMS ARE AVAILABLE?

Two standard sizes will be offered, with the flexibility to combine to create larger condominiums.

- 80' L x 25' W
- 60' L x 25' W

### 04 CAN I COMBINE SEVERAL CONDOMINIUMS TOGETHER TO CREATE A LARGER ONE?

Yes, select units can be combined to form a larger condominium better aligned with your specific requirements.

### 05 CAN I OPERATE A BUSINESS FROM MY CONDOMINIUM?

No, while your condominium may support your business operations, it is not permitted to serve as your primary place of business.

### 06 CAN I WORK ON MY VEHICLE IN MY CONDOMINIUM?

Yes, these condominiums were intentionally designed with that use in mind, providing a dedicated space to work on your car, boat, RV, and similar projects. However, all such activity must remain within the interior of your unit.

### 07 CAN I USE MY CONDOMINIUM FOR A HOBBY/WORKSHOP?

Yes, that is permitted, subject to established limitations on noise, fumes, dust, and similar impacts. These standards will be clearly outlined in the declaration for all CC&Rs prior to any condominium sales, ensuring expectations are set in advance and consistently upheld.

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## CAN I LIVE IN MY CONDOMINIUM?

No. Residential occupancy of the condominium is not allowed under any circumstances.

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## WILL THERE BE BATHROOMS INSIDE EACH CONDOMINIUM?

No. Plumbing will be stubbed and cap.

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## CAN I RENT OUT MY CONDOMINIUM?

Yes. There are no limitations on leasing your condominium. In fact, we've seen notable interest from investors seeking to acquire multiple units specifically for rental purposes. That said, tenants must comply with the declaration for all CC&Rs, and as the owner, you remain responsible for ensuring your tenant's adherence to those standards and any resulting obligations.

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## WILL THERE BE SECURITY?

Yes. Security is a primary focus, given the expectation that valuable assets will be stored within the community. Surveillance cameras will be installed throughout all common areas including entry points with all activity such as individuals entering and exiting the property recorded digitally. Each owner will be assigned a unique security code and access credentials. Security will be accessed, controlled, and monitored by property management.

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## WILL THERE BE AN ON-SITE MANAGER?

No. The planned security measures are intended to effectively deter and manage any unauthorized or unwelcome access to the property.

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## ARE THERE RESTRICTIONS ON MY USE OF THE CONDOMINIUM?

Yes. This includes, but is not limited to, noise levels, pollutants, fire hazards, and exterior storage. The full list of standards and requirements will be outlined in the declaration for all CC&Rs, which will be provided to all owners for review.

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## ARE CONDOMINIUM SIZES FLEXIBLE?

Yes, certain units are. The facility has been designed to allow for flexibility in layout, including the ability to partition or combine multiple condominiums. Units may be configured side by side or end to end, with doors at both ends to create a convenient pull-through option.

## F.A.Q



- 16** **ARE THESE CONDOMINIUMS TALL ENOUGH FOR AN RV?**  
Yes. The doors will provide a clear height of 18' and the condominiums will feature a 20-foot ceiling height.
- 17** **WILL THERE BE A DUMP STATION?**  
No.
- 18** **WILL THERE BE A WASH AREA?**  
No.
- 19** **WHO PAYS FOR THE ELECTRICITY IN MY CONDOMINIUM?**  
Each condominium will be individually metered. Upon purchase, owners will establish an account with Evergy, who will bill you on a monthly basis.
- 20** **CAN I ACCESS MY CONDOMINIUM 24/7?**  
Yes, access to the property is permitted at your convenience, including holidays.
- 21** **WILL THERE BE A MONTHLY COSTS ASSOCIATED WITH MY CONDOMINIUM?**  
Yes. The Common Expense Assessment will be established and charged on a quarterly, per-condominium basis. These assessments cover the maintenance and repair of the Common Elements. Owners will be responsible for property taxes, contents insurance, and interior utilities, which will be paid directly by each owner.
- 22** **MORE QUESTIONS? CALL BEN OR MORRIE AT 316.260.5900**

# FUTURE POTENTIAL

**FULL MEZZANINE**



**FULL DRIVE-THRU WITH HALF MEZZANINE AND CAR LIFT**



**AS DELIVERED**



**AS DELIVERED**



**\* MEZZANINE  
AND CAR LIFT  
ARE FUTURE  
POTENTIAL.  
NOT HOW  
SPACE  
WILL BE  
DELIVERED.**

# EXECUSTOR III CONDOMINIUMS

*Central & Greenwich*

**CALL DIRECT  
NO OUTSIDE BROKERS**

## **MORRIE SHEETS**

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316.644.5917



## **BEN SUELLENTROP**

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316.765.5145



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**\*ARCHITECT'S RENDERING**