

BRIDGEPORT INDUSTRIAL

3837 N. Bridgeport Circle, Wichita, KS 67219

FOR LEASE

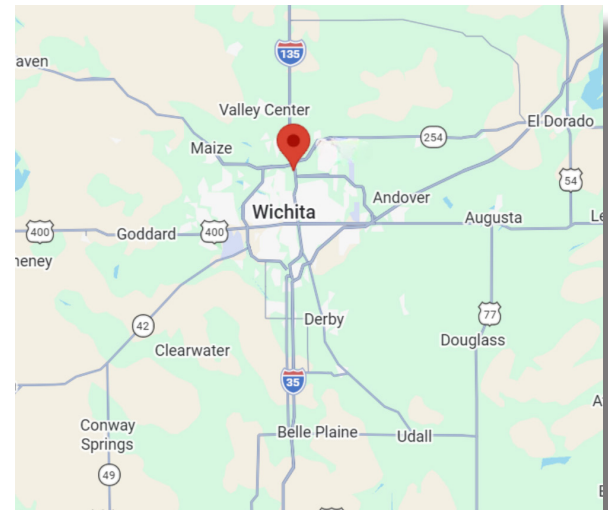


LEASE RATE: \$9.00/SF, NNN

SITE SIZE
32,978.18 SF

BUILDING SIZE
5,000 SF

TOTAL AVAILABLE SPACE
5,000 ± SF
(Excludes Mezzanine)
Mezz. Office: 180 ± SF
Warehouse: 5,000 SF



ZONING
General Industrial

OVERHEAD DOOR
2 - Drive-Thru

YEAR BUILT
1995

PARKING
20+

CONSTRUCTION
Metal on Steel

2025 TAXES
Generals: \$7,969.96
Specials: \$100.00

CEILING HEIGHT
20'

HIGHLIGHTS

- Industrial for lease.
- Additional outside paved storage.
- Situated in North Wichita industrial district.
- Close proximity to all major highway arterials.



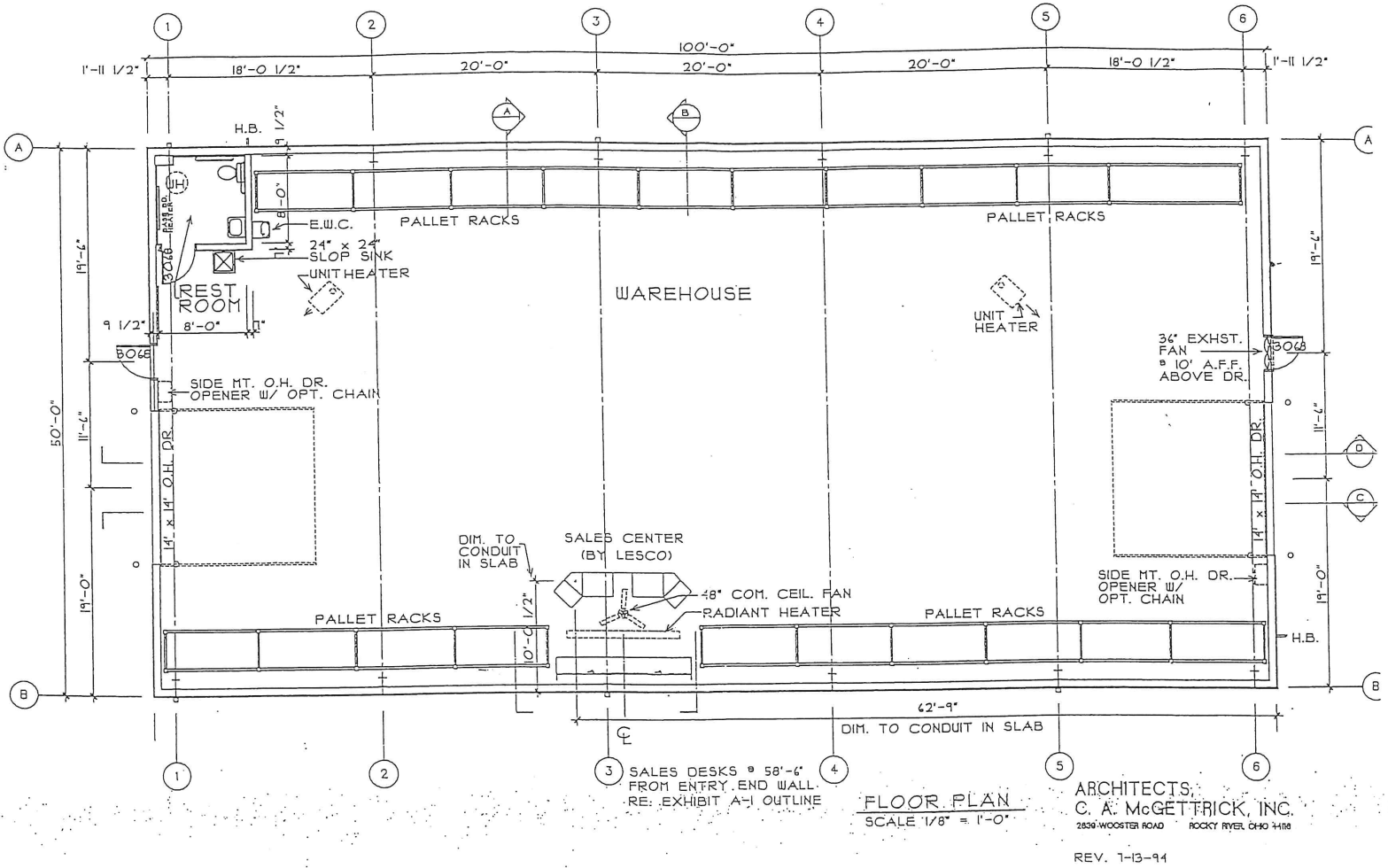
ReeceNichols
SOUTH CENTRAL KANSAS
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Exclusively Offered By:

BRADLEY TIDEMANN, SIOR
Tidemann Real Estate
316-650-8853
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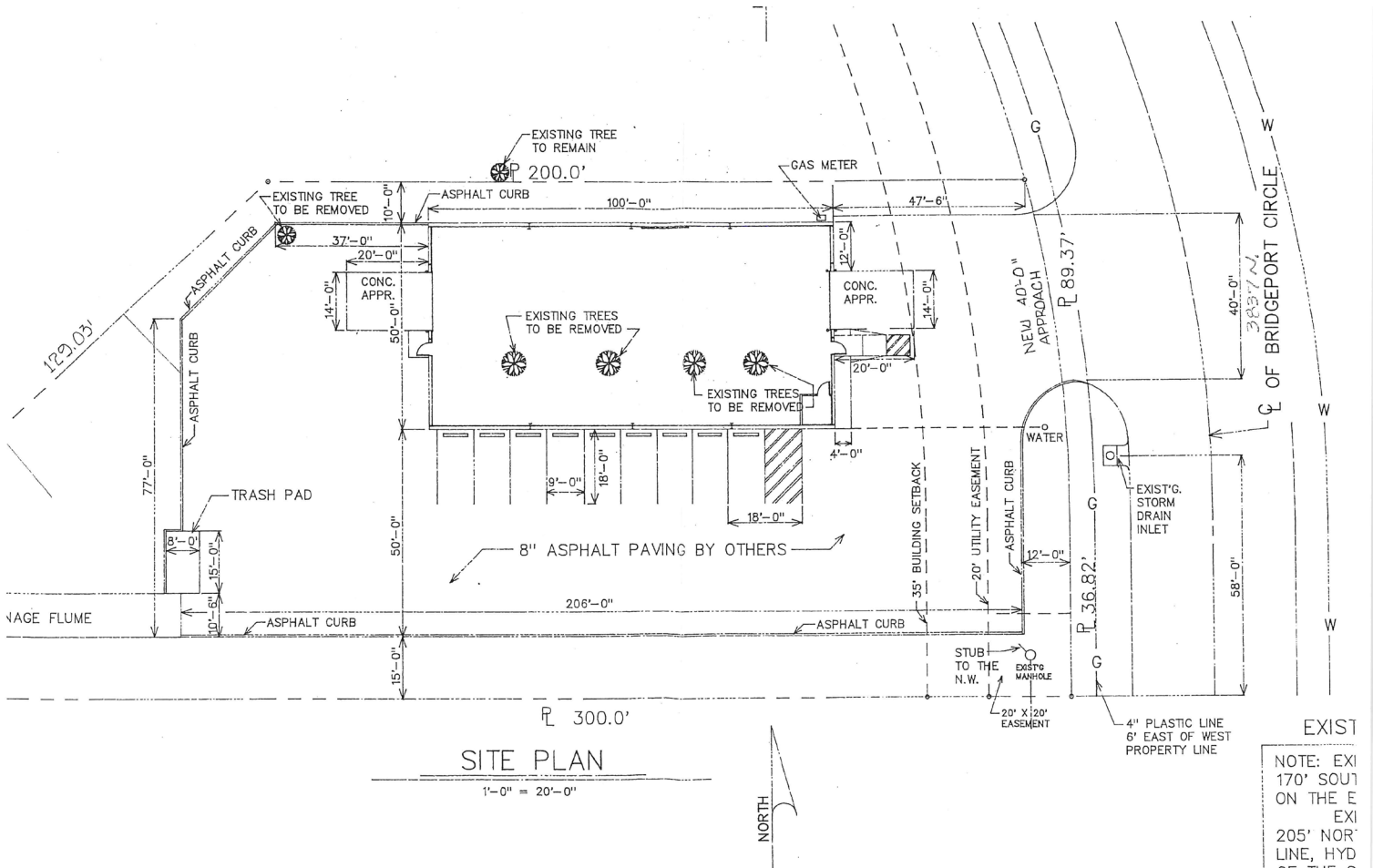


FLOOR PLAN





SITE PLAN



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AERIAL

E 45th St N

DEMOGRAPHICS	3 MILES	5 MILES
Population	41,857	140,869
Avg. HH Income	\$80,627	\$84,788
Median Age	31.9	34.6

TRAFFIC COUNTS	
E. 37th & N. Hydraulic	7,254 VPD
E. 37th & I-135	70,879 VPD

SITE

E 37th St N

N Hydraulic Ave

N Broadway Ave

135

96

Google



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