

DOWNTOWN DOCK HIGH WAREHOUSE

811 E. Waterman, Wichita, KS 67202

FOR LEASE



LEASE RATE: CONTACT BROKER

SITE SIZE

142,674 ± SF
(3.28 ± A)

BUILDING SIZE

115,670 ± SF
Per County Records

TOTAL AVAILABLE SPACE

103,629.8 ± SF, Divisible

MIN. DIVISIBLE

11,315 ± SF

DOCK DOORS

10 Total

OVERHEAD DOORS

7 Total

ZONING

Central Business District

SPRINKLERED

Wet

YEAR BUILT

1955
Improvements 1995, 2008

PARKING

30 +

CONSTRUCTION

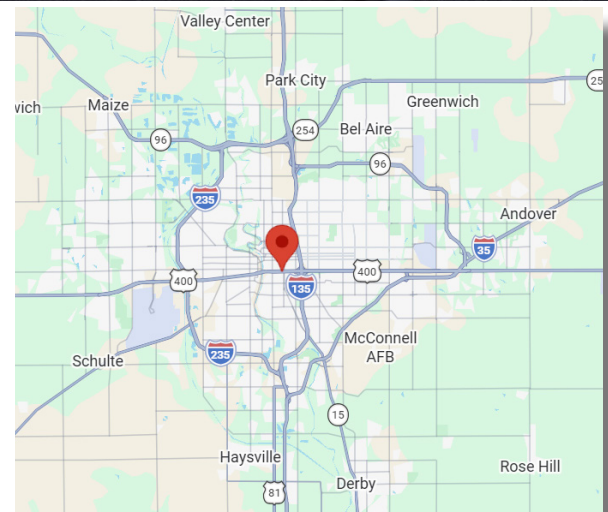
Cavity Brick

2025 TAXES (\$0.37/SF)

Generals: \$42,614.74
Specials: \$120.00

CEILING HEIGHT

16'4" - 17'9"
to b.o. steel beam



HIGHLIGHTS

- Industrial dock-high warehouse space available for lease.
- Central location!
- Planned renovations!
- New interior/exterior paint.
- New interior lighting.
- Close proximity to U.S. Hwy. 54/ Kellogg, I-135, and other major arterials.



ReeceNichols
SOUTH CENTRAL KANSAS

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BRADLEY TIDEMANN, SIOR

Tidemann Real Estate

316-650-8853

Bradley@TidemannRE.com

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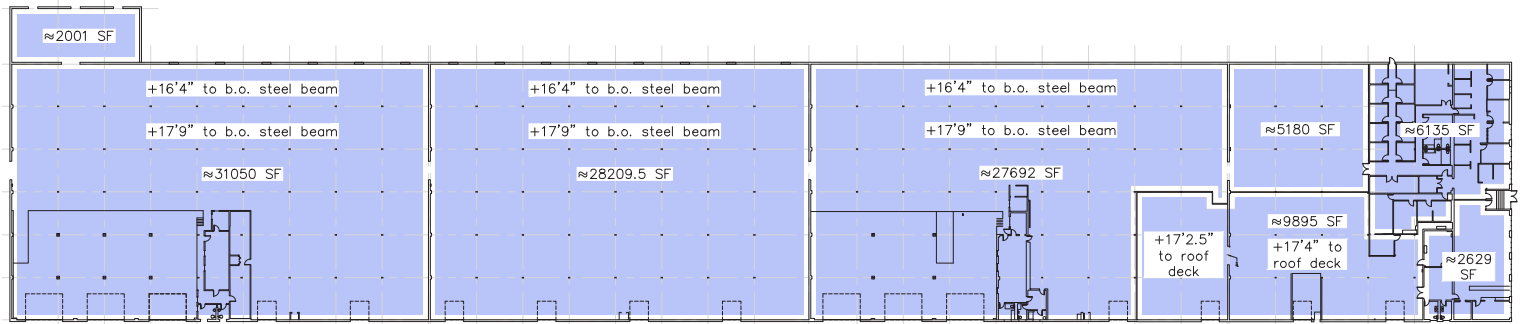
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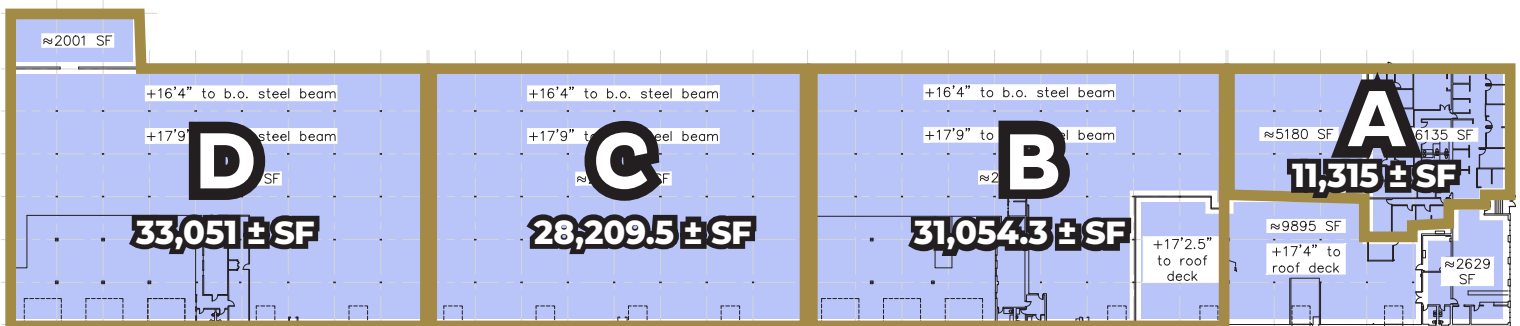


FLOOR PLAN

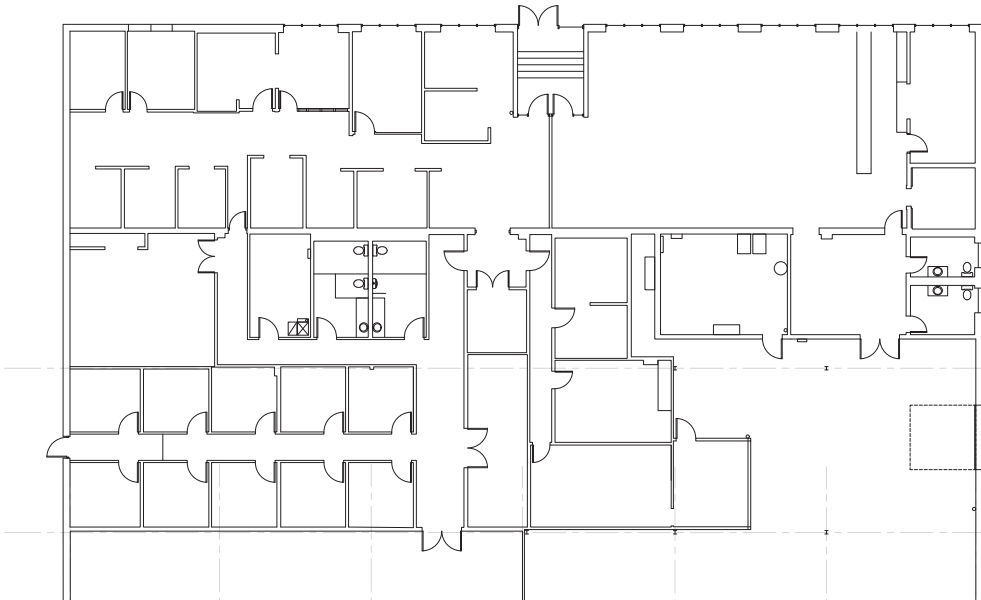
FULL BUILDING LAYOUT



POTENTIAL DIVISION PLAN



OFFICE PLAN



DOORS		
	DOCKS	OH
A	—	—
B	2	3
C	4	—
D	2	3



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AERIAL

DEMOGRAPHICS

	3 MILES	5 MILES
Population	112,363	232,478
Avg. HH Income	\$62,564	\$70,445
Median Age	33.3	33.5

TRAFFIC COUNTS

Waterman St. & Washington St.	6,827 VPD
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