

WEST STREET WAREHOUSE

2113 S. West Street, Wichita, KS 67213

FOR LEASE



LEASE RATE: \$7.00/SF, NNN
EST. NNN'S: \$2.09/SF

BUILDING SIZE

90,000 ± SF

AVAILABLE SPACE

Suite 100: 27,000 ± SF

ZONING

Limited Industrial

CEILING HEIGHT

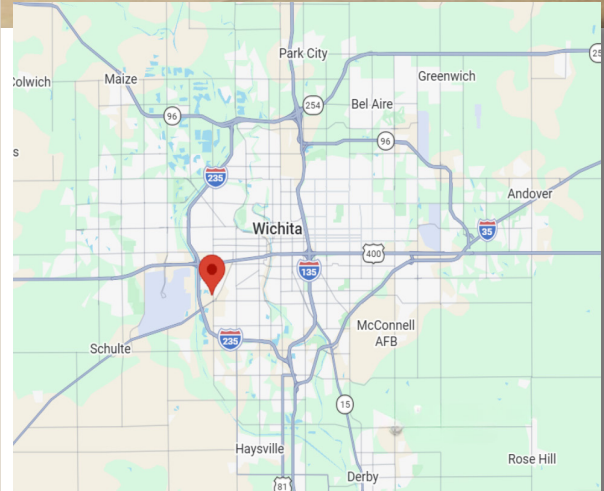
28' Clear

OVERHEAD DOORS

2 - 14 x 14'

DOCK DOORS

3 - 8' x 9'



LOT SIZE

276,964 SF (6.36 A)

SPRINKLERED

ESFR

COLUMN SPACING

50' x 90'

2025 TAXES (\$1.39/SF)

Generals: \$125,558.11

Specials: \$60.00

YEAR BUILT

2012

CONSTRUCTION

Metal on Steel

HIGHLIGHTS

- Distribution manufacturing warehouse available for lease.
- Located in Southwest quadrant of Wichita - one of the most desirable industrial locations.
- Outside fenced storage area - 10,000 SF
- T-5 lighting.
- ESFR sprinkler system.
- Convenient access to all major arterials.



ReeceNichols
SOUTH CENTRAL KANSAS

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

Exclusively Offered By:

BRADLEY TIDEMANN, SIOR

Tidemann Real Estate

316-650-8853

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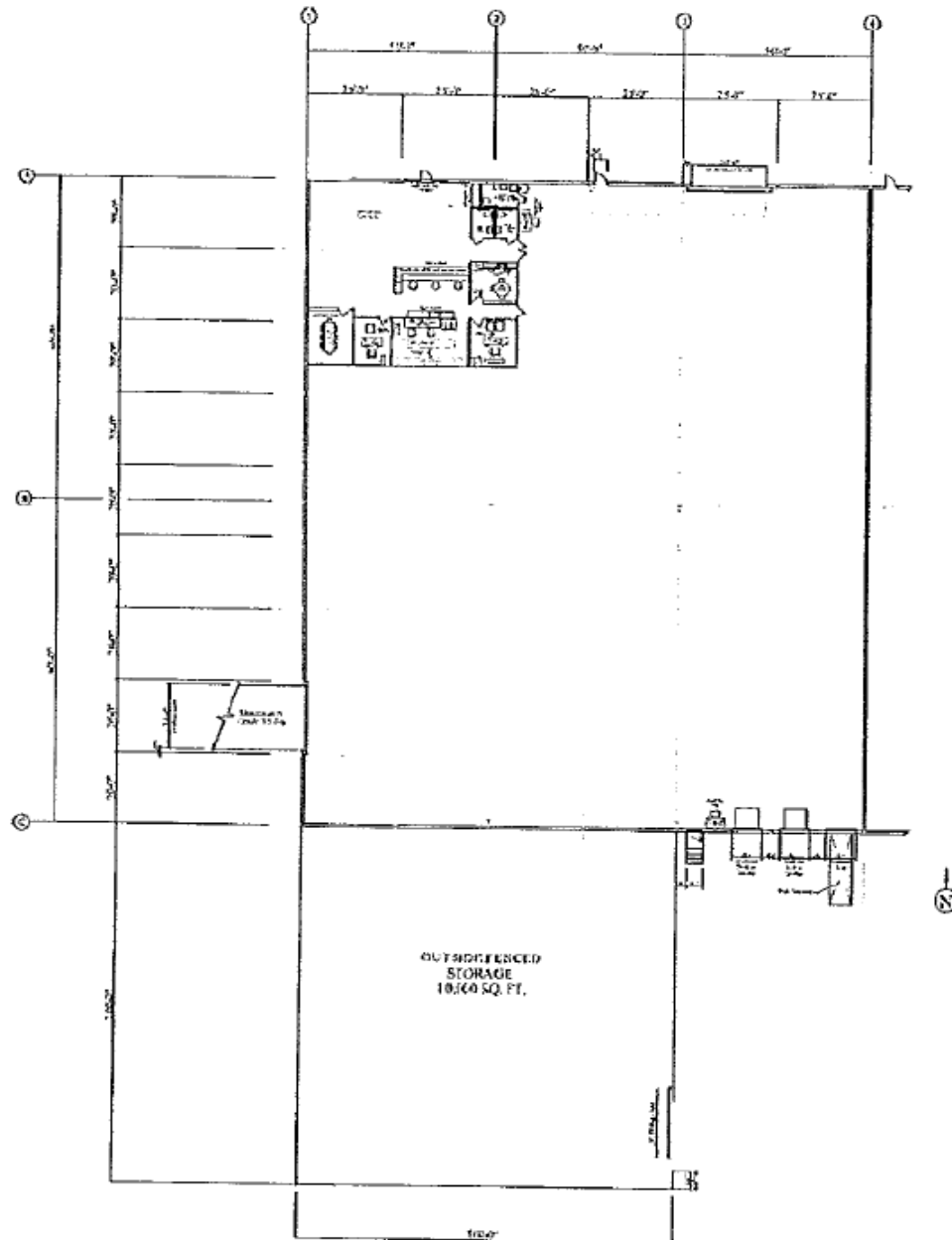
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FLOOR PLAN



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