

CRANE SERVED SPECIALIZED INDUSTRIAL

2054 S. Custer, Wichita, KS 67213

FOR LEASE



LEASE RATE : \$10,650/MO., NNN

223,523 ± SF
(5.3 A)

SITE SIZE

PAINT BLDG: 9,053.18 SF
COMPRESSOR BLDG:

750 SF

BUILDING SIZE

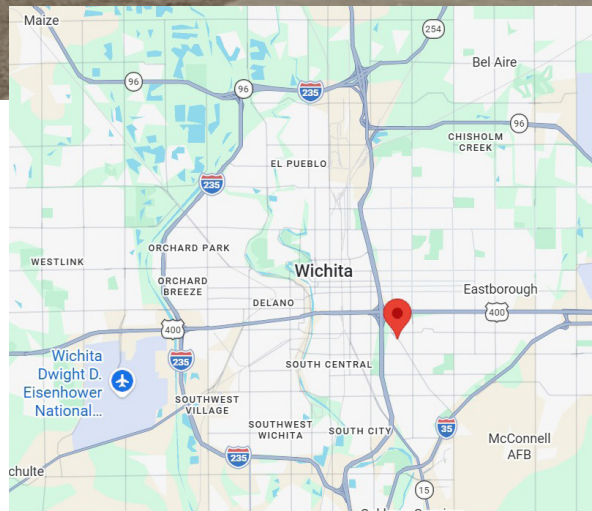
**LIMITED INDUSTRIAL
ZONING**

2- 30' x 16'

OVERHEAD DOORS

5 TON W/ 2
TON HOISTS

CRANE



CONSTRUCTION

Metal on Steel

CEILING HEIGHT

25' Eave

POWER

Paint Bldg. - 120V, 208V, 277V,
and 480V, 3-Phase

Class 1 Division 1

(Flammable Gases or Vapors)

Compressor Bldg. - 100A,

120V, 208V, 277V, 480V,

3-Phase

HVAC

Purge and Pressuriza-
tion System

SPRINKLERED

Yes

YEAR BUILT

2016

**EST. 2026 TAXES
(\$2.42/SF)**

HIGHLIGHTS

- Paint compatible crane-served industrial facility available for lease.
- Class 1 Division 1 electrical.
- Purge and pressurization HVAC system.
- 56' Bridge crane.
- Fenced.
- Exterior Storage.
- Potential rail siding - Kansas and Oklahoma Railroad (KO).



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

Bradley@TidemannRE.com

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PAINT BUILDING

OCCUPANCY CLASSIFICATION:

F-1 Moderate Hazard Factory Industrial Group

Class I, II or IIIA flammable or combustible liquids which are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 psi (103.4 kPa) gauge

		In Use	Storage
ZINC CLAD II PLUS Paint	Class 1B	30 GAL	120 GAL
Hi-Solids Polyurethane Paint	Class II	30 GAL	120 GAL
MACROPOSY® 646-100 Paint	Class IIIA	80 GAL	330 GAL

Quantities can be doubled with fire suppression system.

CRANE:

- 5 Ton Bridge Crane
- (2) 2.5 ton Hoists
- 56' Span
- Runway Beams continuous for the building length
- Motor is not explosion-proof but interconnected with the Exhaust System to not operate when exhaust fans are in operation.

FIRE PROTECTION:

- Fire Alarm System
- Fire Sprinkler System
- Fire Hydrant

VENTILATION SYSTEM:

Gas-fired makeup air units (MAUs)
Exhaust system (3 Fans)

HEAT:

3- Hydronic Heating Units supported by a boiler

MOTORS/ELECTRIC:

- All motors Class 1 Division 1 rated explosion-proof, except the bridge-crane motors
- All electrical devices and lighting in paint area Class 1 Division 1 rated explosion-proof

LIGHTING:

LED

COMPRESSOR BUILDING

BUILDING CLASSIFICATION:

F-1 Factory Industrial Moderate Hazard



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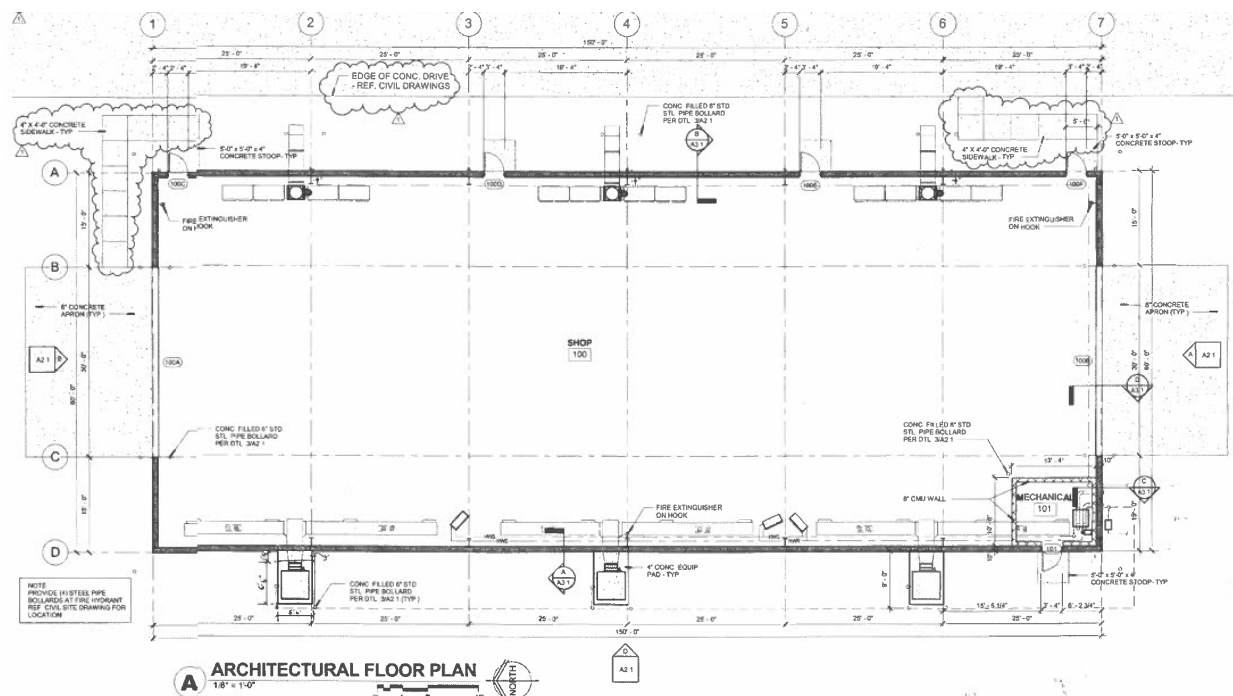
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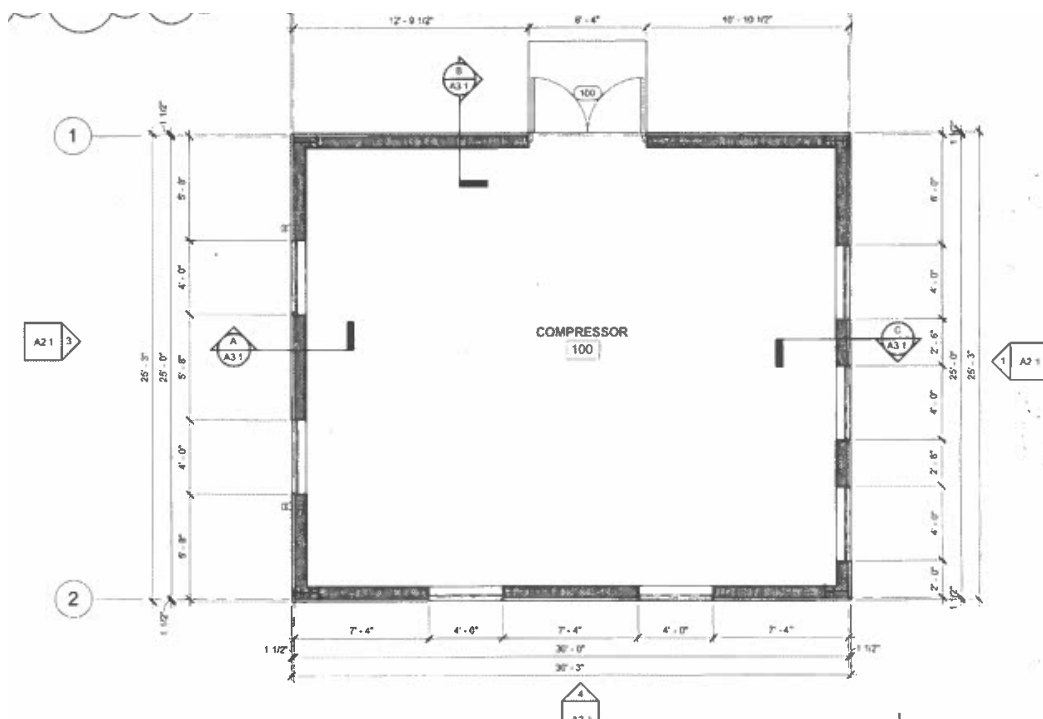
FOR LEASE



ARCHITECTURAL FLOOR PLAN



COMPRESSOR BUILDING FLOOR PLAN



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FOR SALE



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