



SCAN FOR
VIDEO



BIZBOX SUITES

602 N. Webb
Wichita, KS 67206



Offered By:



ReeceNichols
SOUTH CENTRAL KANSAS
An independently owned and operated Member
of the Reece & Nichols Alliance, Inc.

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INVESTMENT



SALE PRICE: CONTACT BROKER

SITE SIZE

36,276 SF
(0.83 A)

BUILDING SIZE

8,938 ± SF
Office: 3,742 ± SF
Warehouse: 5,196 ± SF
(7,925 ± SF Per Leases)

YEAR BUILT

Office: 2018
Warehouse: 2001, 2002

ZONING

Limited Industrial

OCCUPANCY

100%

OVERHEAD DOORS

11 - 10'

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,301	64,811	164,540
Avg. HH Income	\$162,541	\$135,254	\$116,507
Median Age	44.8	38.1	35.5

TRAFFIC COUNTS

Central & Webb	19,822 VPD
13th & Webb	28,834 VPD

CONSTRUCTION

Concrete Block/ Metal
on Wood

CEILING HEIGHT

10'-14'

PARKING

16

2025 TAXES (\$3.33/SF)

General: \$29,716.71
Specials: \$60.00

HIGHLIGHTS

- Multi-tenant Industrial Flex Investment opportunity.
- 100% Occupied!
- Located along a major east Wichita corridor- Webb Road.
- Glass storefronts.
- Overhead doors.
- Suite sizes range from 670 up to 1,340 SF.
- Suite Configuration: 1 - restroom, office/showroom space, shop area.
- Financials released with completed Confidentiality Agreement.



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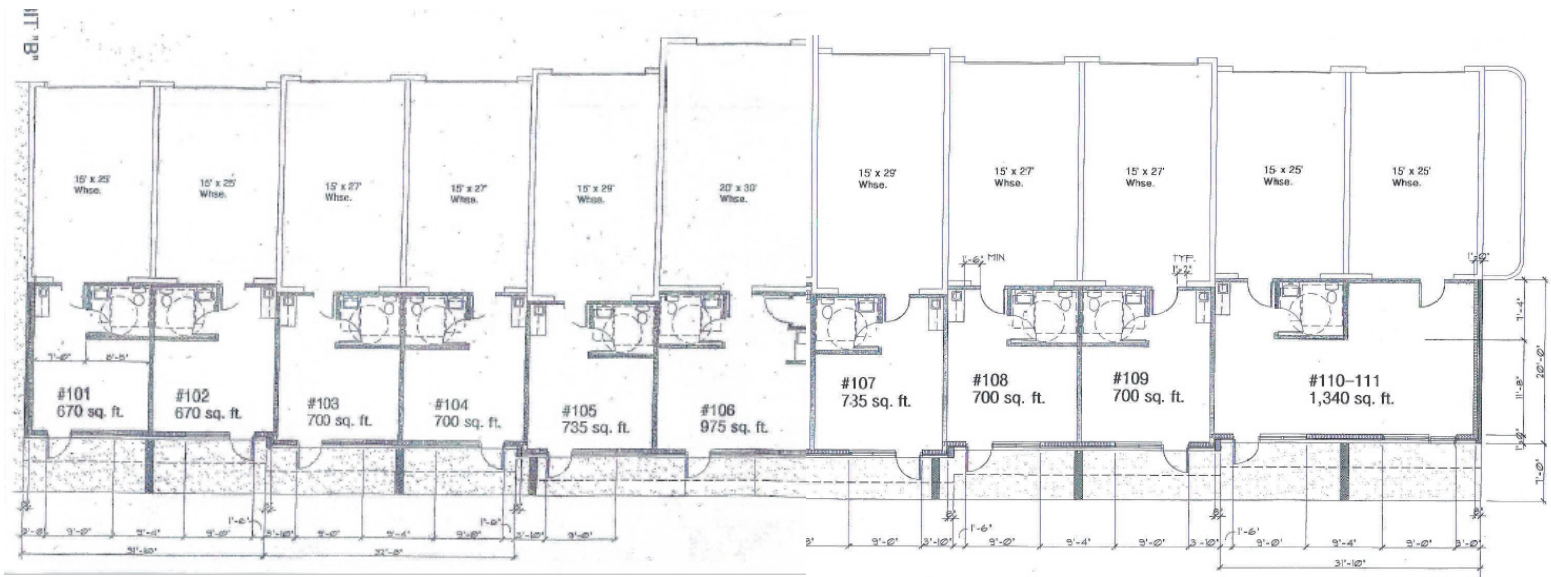
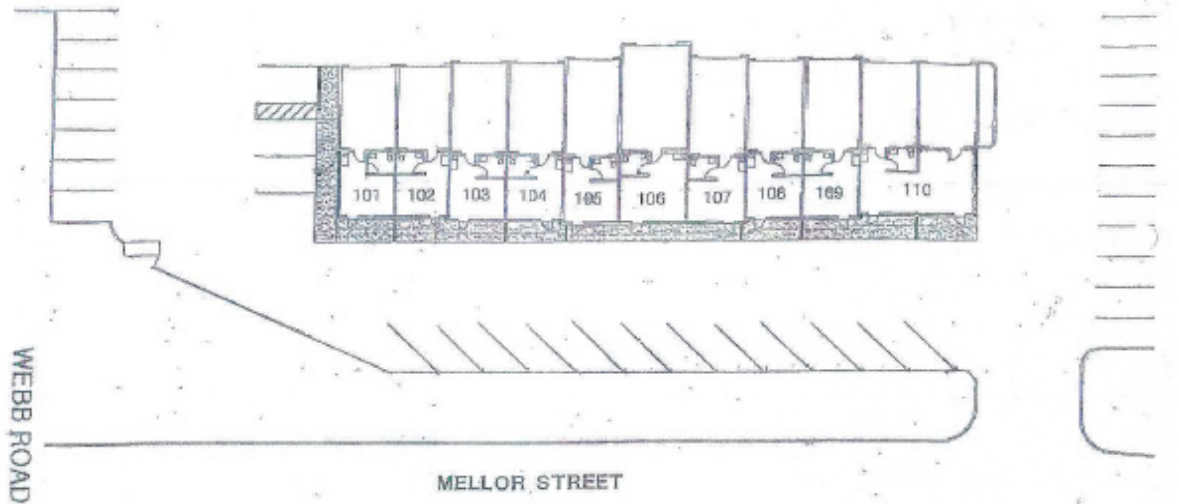
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SITE LAYOUT



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