



SCAN FOR
VIDEO



29 - WEST BUSINESS PARK

3800-3930 W. 29th St. South

Wichita, KS 67217



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

BUILDING SIZE

68,660 ± SF (per leases)
3800 - 27,060 ± SF
3930 - 41,600 ± SF

SITE SIZE

204,355 ± SF
4.69 ± A

ZONING

Limited Industrial

OCCUPANCY

93.15%

DOCK DOORS

3800 - 16
3930 - 22

DRIVE-IN DOORS

Multiple - mixed ramps
and on-grade

YEAR BUILT

3800 - 1981
3930 - 1979

CONSTRUCTION

Brick and Block

CONSTRUCTION

Brick and Block

PARKING

Ample

CEILING HEIGHT

3800 - 17'6 to truss /
19' to decking
3930 - 17' to decking

2025 TAXES (\$1.27/SF)

General: \$85,757.25
Specials: \$120.00

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

HIGHLIGHTS

- Flex Industrial investment opportunity!
- Exclusive multi-tenant dock-high building in the area tailored for small-bay tenants.
- Great incubator space for compact distribution hubs.
- Over 90% occupied!
- 2-year fire-wall safety barriers (outside and between suites).
- Separately metered utilities.
- Excellent access to I-235.
- Good visibility.
- **Financials released with completed Confidentiality Agreement.**

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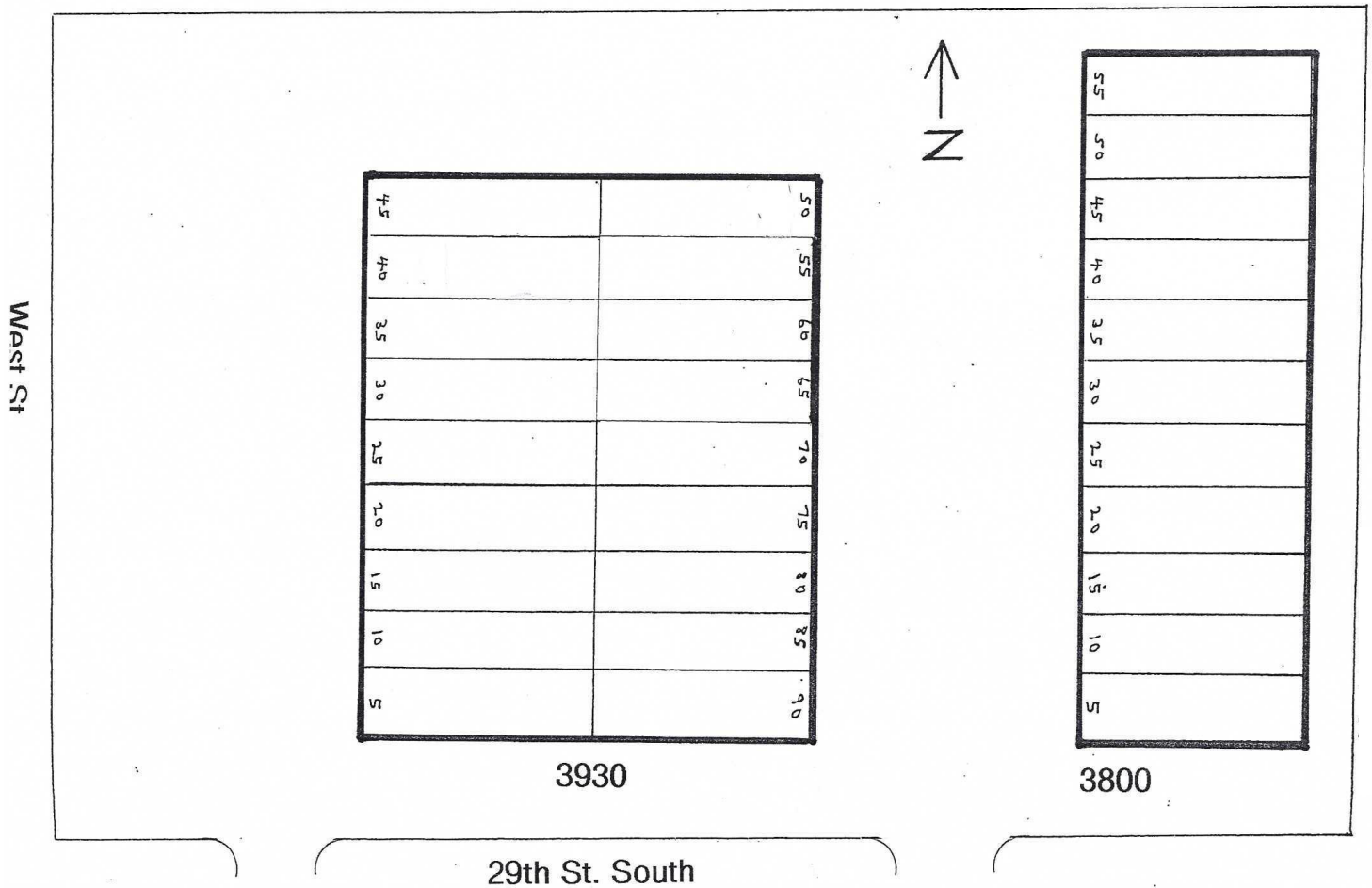
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SITE PLAN



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