

CUSTER WAREHOUSES

2054 S. Custer / 2112 S. Custer
Wichita, KS 67213

FOR LEASE



2054 S. CUSTER



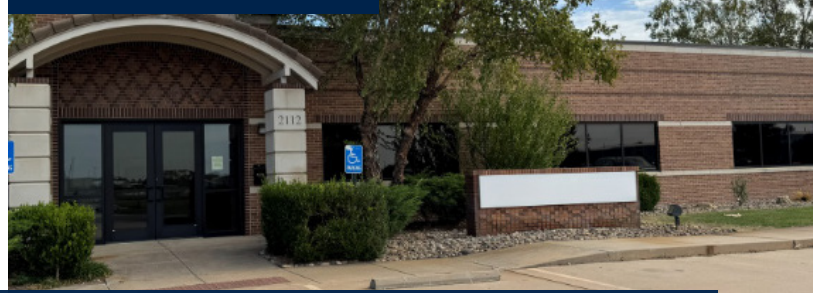
303,513 ± SF
6.97 ± A
ENTIRE CAMPUS

CONTACT
BROKER
LEASE RATE

21,858 ± SF
(2 Bldgs.)
TOTAL AVAILABLE

LEASE TOGETHER OR SEPARATELY.

2112 S. CUSTER



SPECIALIZED INDUSTRIAL WITH BRIDGE CRANE

OFFICE/WAREHOUSE

223,523± SF
(5.13 A)

SITE SIZE

PAINT BLDG.:
9,053 SF
COMPRESSOR BLDG.:
750 SF

BUILDING SIZE

LIMITED INDUSTRIAL

ZONING

25' EAVE

CEILING HEIGHT

2- 30' x 16'

OVERHEAD DOORS

5 TON W/ 2 TON
HOISTS

CRANE

79, 990 ± SF
(1.84 A)

SITE SIZE

12,055 ± SF
OFFICE: 6,200 ± SF
WAREHOUSE: 5,821 ± SF

BUILDING SIZE

LIMITED
INDUSTRIAL
ZONING

14'- 20'

CEILING HEIGHT

2

OVERHEAD DOORS

STEEL

CONSTRUCTION

CONSTRUCTION
Metal on Steel

SPRINKLERED
Yes

YEAR BUILT
2016

EST. 2026 TAXES
\$2.42/SF

HIGHLIGHTS

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

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

YEAR BUILT
2005-2006, 2016

PARKING
43 ±

EST. 2026 Taxes
\$2.16/SF

HIGHLIGHTS

- Office/warehouse available for lease.
- Irrigation supplied by well.

OCCUPANCY CLASSIFICATION

Office: Group B*
(Business Use)

Warehouse: Group S-1*
(Moderate-Hazard Storage)
*2000 International Building Code (IBC)



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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INTERIOR PHOTOS



2112 S. CUSTER

INTERIOR PHOTOS



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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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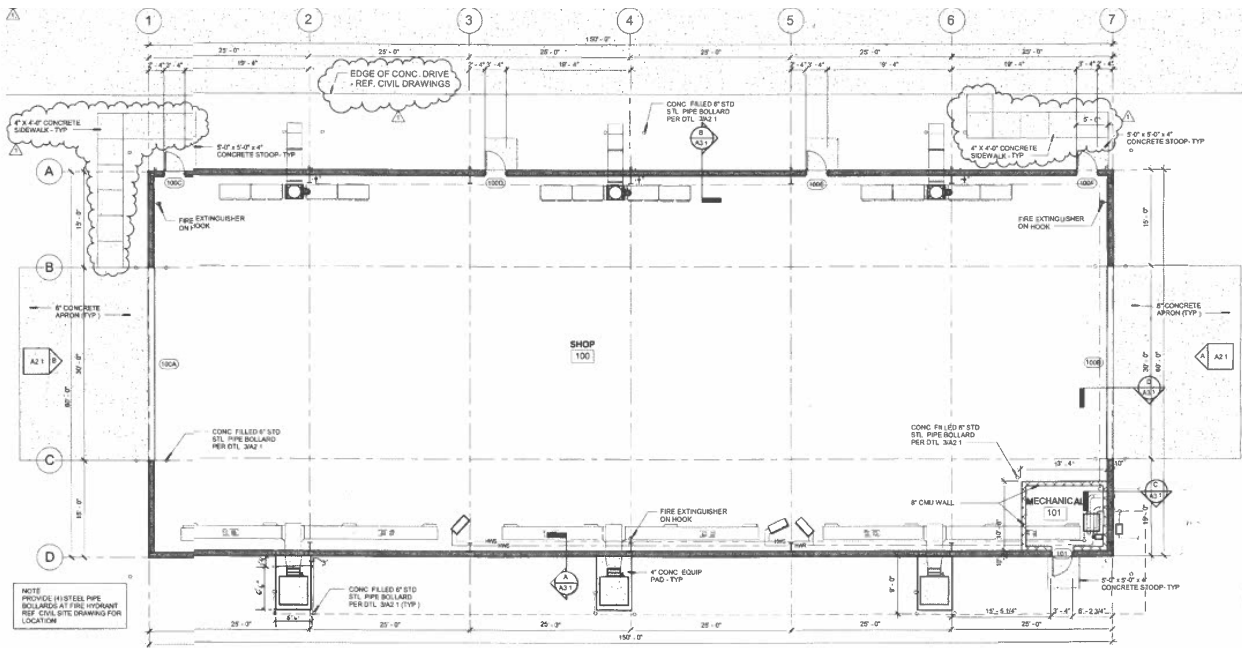
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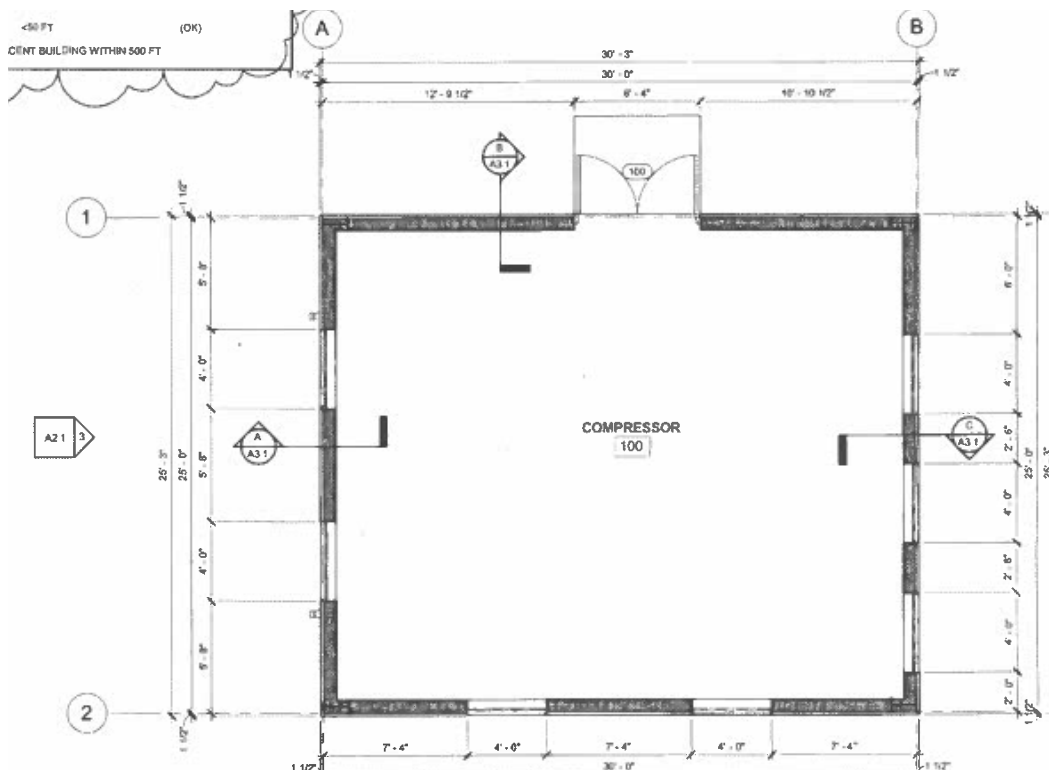
2054 S. CUSTER

ARCHITECTURAL FLOOR PLAN



2054 S. CUSTER

COMPRESSOR BUILDING FLOOR PLAN



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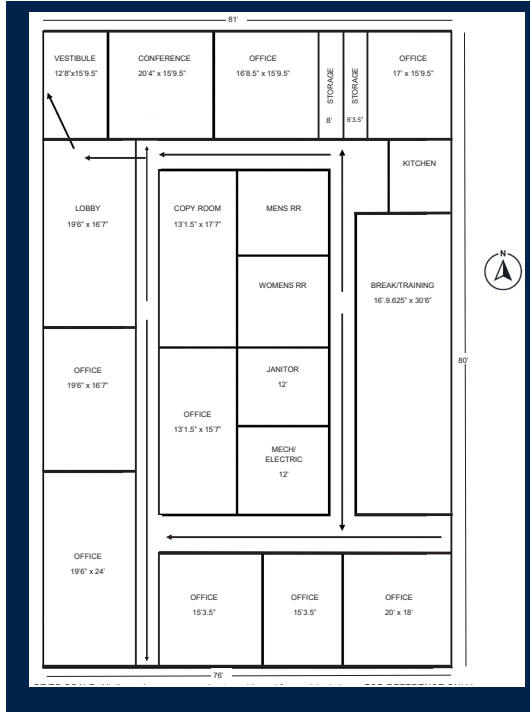
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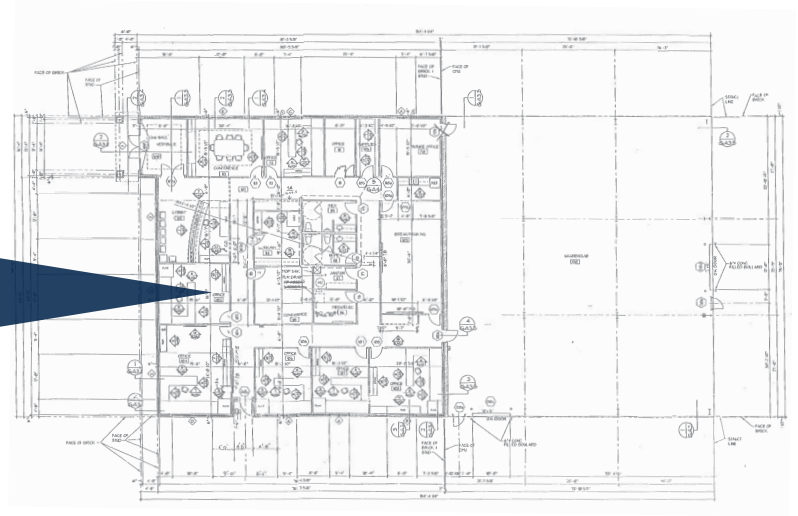
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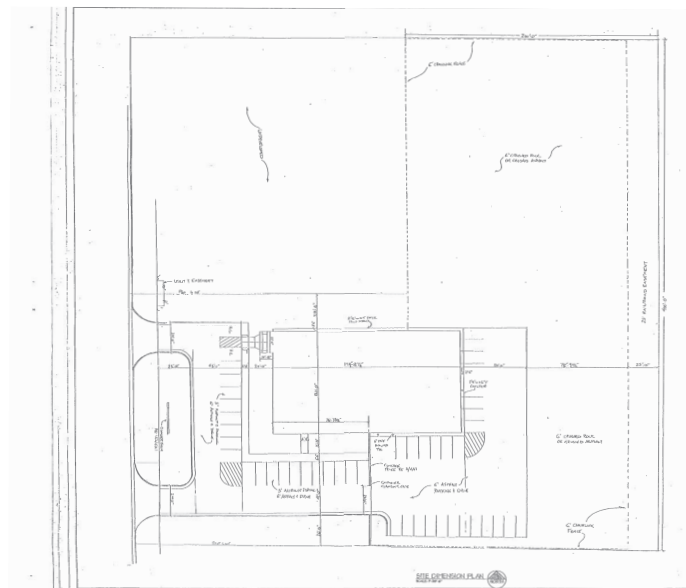
2112 S. CUSTER FLOOR PLAN



2112 S. CUSTER OFFICE PLAN



2112 S. CUSTER SITE PLAN



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W. HARRY ST.

2054 S. CUSTER

W MAY ST

2112 S. CUSTER

W PAWNEE AVE

WICHITA DYN

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