

SOUTH WICHITA INDUSTRIAL

4727 S. Emporia, Wichita, KS 67216

FOR LEASE

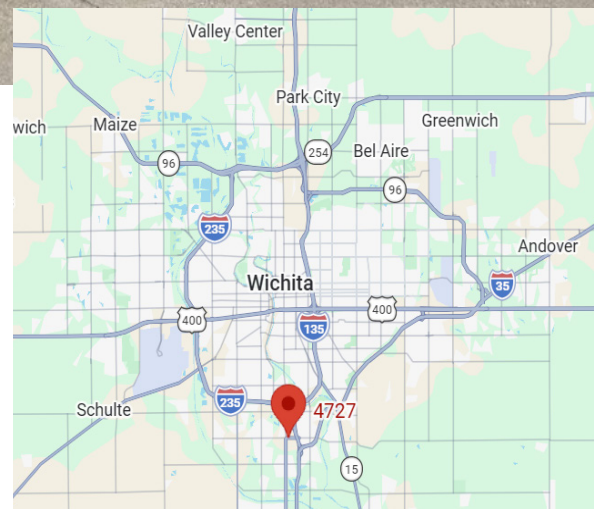


LEASE RATE: \$6.75/SF, NNN
EST. NNN'S: \$1.51/SF

SITE SIZE
267,393 SF
(6.14 ACRES)

TOTAL BUILDING SIZE
87,080 ± SF
(PER COUNTY RECORDS)

TOTAL AVAILABLE SPACE
SUITE 113: 20,160 SF
(DECEMBER 2026)



ZONING

Limited Industrial

DOCK DOORS

4 - 9' x 10' with levelers

YEAR BUILT

1985

OVERHEAD DOOR

1- 14' x 14'

CONSTRUCTION

Tilt-up pre-stressed
concrete

PARKING

Ample

CEILING HEIGHT

22' clear

2025 TAXES

General: \$71,152.94
Specials: \$60.00

SPRINKLERED

Wet

HIGHLIGHTS

- Office/warehouse space available for lease.
- 100% air-conditioned.
- 3,500 SF office.
- Office build out to suit tenant specifications.
- Located in the Southwest quadrant of Wichita.
- Excellent access to all major arterials via I-135 at 47th St.



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered By:

BRADLEY TIDEMANN, SIOR

Tidemann Real Estate

316-650-8853

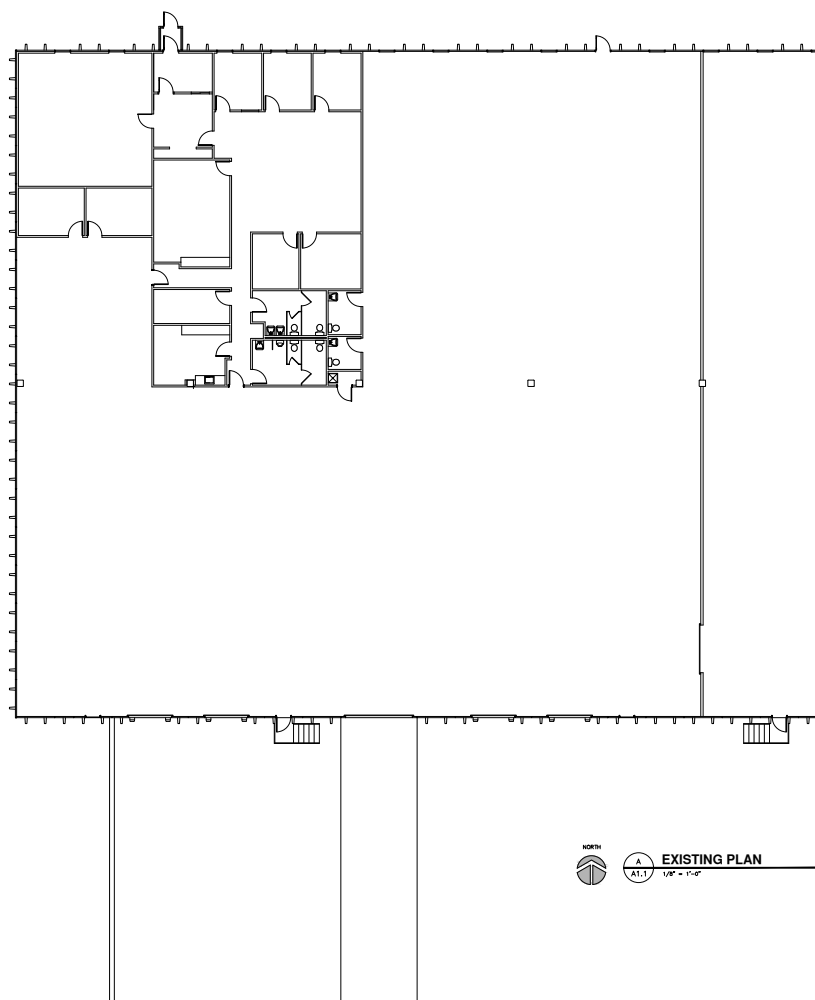
Bradley@TidemannRE.com

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**FOR
LEASE**



FLOOR PLAN



NORTH
A
A1.1
1/8" = 1'-0"

EXTERIOR IMAGES



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