

HOOVER FREE-STANDING WAREHOUSE

3406 S. Hoover Rd., Wichita, KS 67215

FOR LEASE



LEASE RATE: \$7.50/SF, NNN

SITE SIZE
60,542 SF
(1.39 A)

BUILDING SIZE
12,600 SF

TOTAL AVAILABLE SPACE
12,600 SF

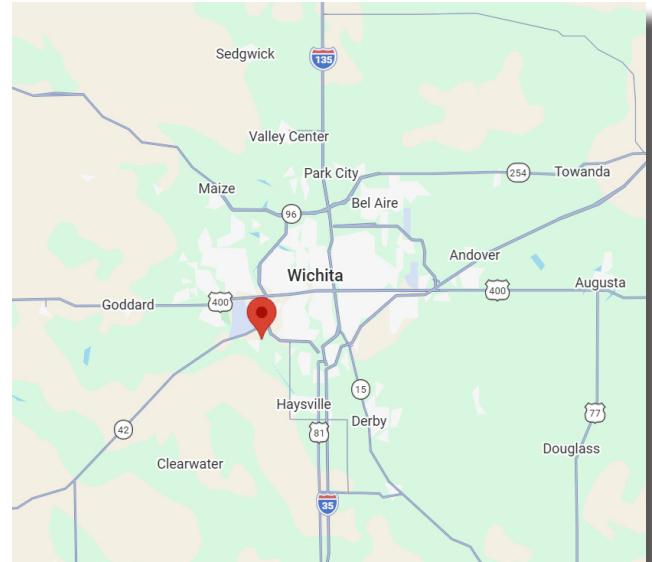
ZONING
Limited Industrial

POWER
200A, 3-Phase, 4 Wire

CEILING HEIGHT
26'6" Peak
23' Sidewall

DOCK DOORS
2 - 8' x 10' Pit Dock

OVERHEAD DOORS
2 - 12' x 14'



YEAR BUILT
2003

COLUMNS
Free-Span

CONSTRUCTION
Metal on Steel

2025 TAXES (\$1.87/SF)
General: \$23,488.01
Specials: \$60.00

SPRINKLERED
Yes

HIGHLIGHTS

- Free-standing warehouse for lease.
- Metal halide lights.
- 4 heaters.
- 2 ADA restrooms.
- Exhaust louvers
- Convenient access to all major arterials.



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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