KELLOGG AND GREENWICH FLEX WAREHOUSE BUILDING

331 S. GREENWICH ROAD, WICHITA, KS 67209



EXCLUSIVELY OFFERED BY: ALEX IBARRA, CCIM
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ReeceNichols
SOUTH CENTRAL KANSAS
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SCAN FOR VIDEO!

331 S. GREENWICH
WICHITA, KS 67209

SALE PRICE: CONTACT BROKER

GROSS BLDG SF:	18,750 SF
SITE ACRES:	2.22 A
YEAR BUILT:	2023
ZONING:	Limited Industrial
CEILING HEIGHT:	16′ – 20′
GRADE LEVEL DOORS:	(10) – 10′ x 14′
POWER:	200 AMP, 3-Phase
2025 TAXES:	Generals: $26,030.69
	Specials: $100.00

PROPERTY HIGHLIGHTS:

- New construction warehouse building for sale near the northwest corner of Kellogg & Greenwich.
- Originally constructed as 10 flex condos; each space is approx. 1,885 SF. All units are vacant.
- Gas, electric, and water are separately metered.
- Clear span building. Allows the opportunity to owner-occupy the entire building or occupy some and lease the rest.
- Access drives from Kellogg frontage road and Greenwich.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,130	55,042	140,361
Avg. HH Income	$105,346	$143,375	$126,316
Median Age	34.0	37.7	36.3

HIGHWAY DISTANCE	Distance	Drive Time
Kellogg	0.2 Miles	1 Min.
I-35	1.1 Miles	3 Min.
K-96	1.8 Miles	4 Min.
I-135	5.6 Miles	7 Min.
K-254	7.9 Miles	15 Min.
I-235	11 Miles	12 Min.



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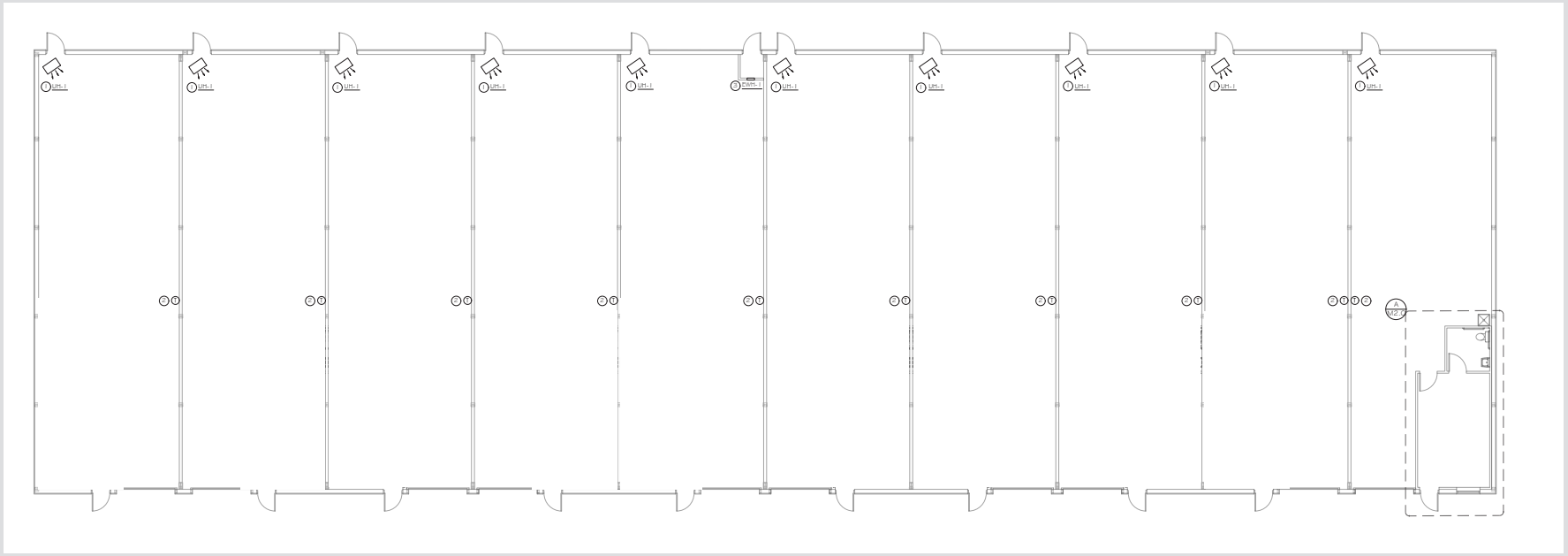



EXIT

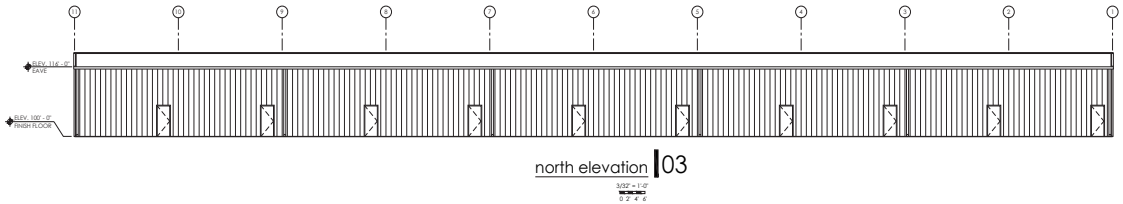




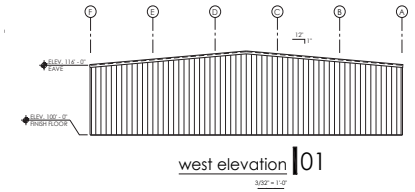
FLOOR PLAN



ELEVATIONS



north elevation | 03



west elevation | 01



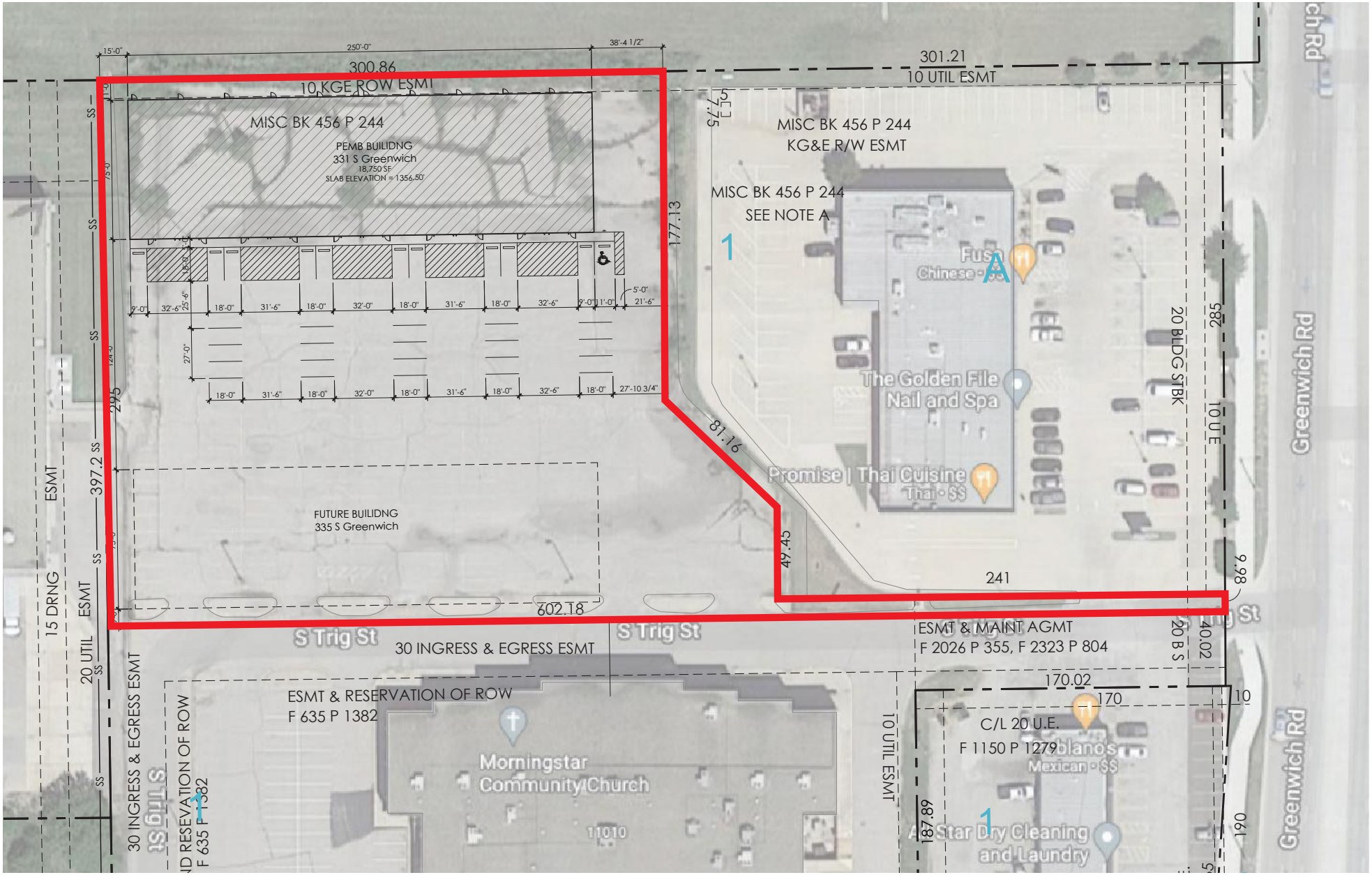
south elevation | 04



east elevation | 02

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SITE PLAN


300.86
10 KGE ROW ESMT
MISC BK 456 P 244
PEMB BUILIDNG
331 S Greenwich
18,750 SF
SLAB ELEVATION = 1356.50'
301.21
10 UTIL ESMT
MISC BK 456 P 244
KG&E R/W ESMT
MISC BK 456 P 244
SEE NOTE A
177.13
81.16
49.45
241
602.18
FUTURE BUILIDNG
335 S Greenwich
S Trig St
30 INGRESS & EGRESS ESMT
ESMT & RESERVATION OF ROW
F 635 P 1382
ESMT & MAINT AGMT
F 2026 P 355, F 2323 P 804
C/L 20 U.E.
F 1150 P 1279
10 UTIL ESMT
15 DRNG ESMT
20 UTIL ESMT
30 INGRESS & EGRESS ESMT
20 BLDG STBK
10 U.E.
Greenwich Rd
Morningstar Community Church
Fusa Chinese
The Golden File Nail and Spa
Promise | Thai Cuisine
Thai · $$
Blanco's Mexican · $$
A Star Dry Cleaning and Laundry
A
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AERIAL



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