



# OFFICE/WAREHOUSE

FOR LEASE 1729 S. SABIN, WICHITA, KS 67209

**LEASE RATE**  
\$14,337/MO. (NN)

**ESTIMATED NN**  
\$3,790/MO.

**AVAILABLE SPACE**  
31,280± SF

**SITE SIZE**  
56,812± SF

**CONSTRUCTION**  
CONCRETE/TILT-UP

**ZONING**  
LIMITED INDUSTRIAL (LI)

**YEAR BUILT**  
1978, 1993, 2009

**CEILING HEIGHT**  
18' - 22' CLEAR

**OVERHEAD DOORS**  
4

**DOCK DOORS**  
2 - (9' X 10') WITH EDGE  
STYLE LEVELERS

**POWER**  
240V, 3-PHASE, 1700 AMPS

**PARKING**  
30 STRIPED SPACES

**2025 TAXES**  
GENERALS: \$37,046.45 | SPECIALS: \$60.00

**PROPERTY HIGHLIGHTS**

- Office/warehouse available for lease.
- Located in close proximity to Kellogg/US 400 and I-235 access.
- Power could be increased to 480V with transformer, Amps - 850.
- Wet fire sprinkler system.
- Warehouse has LED lighting on exterior and interior, with T8 in offices.



