



WAREHOUSE / MANUFACTURING WITH REMODELED OFFICE

FOR SALE OR LEASE

3629 N. Hydraulic | *Wichita, KS*

DON PIROS, CCIM

Sr. Vice President

dpiros@landmarkrealestate.net

M: 316.990.0606



LANDMARK COMMERCIAL REAL ESTATE

www.LandmarkRealEstate.net

(316)262.2442

PROPERTY SUMMARY

3629 N. Hydraulic, Wichita, KS 67213

SALE PRICE: \$3,600,000

LEASE RATE: 6,361 SF Office - \$8.50/SF + NNN

37,207 SF Warehouse \$6.50 SF + NNN

Building Size: 43,568 SF (37,207 SF Warehouse & 6,361 SF Office)

Lot Size 2.64 AC + 1.43 AC Excess Land **Total 4.07 AC**

Clear Height 24'

Doors: Grade-Level - Three (3) - Dock-High - Eight (8)

Access: K-96 Access 2 blocks south

- Upgraded Office Finishes with Lookouts to the Warehouse
- Heated Warehouse
- Heavy Electric
- Warehouse, Manufacturing, or Distribution Center
- Potential Lease Back for Current Office Tenant (1-3 Yrs)
- Potential Short Term Lease Back for Current Warehouse User (6 mos)

Construction & Improvements

Foundation: Reinforced Concrete

HVAC System: Standard Individual Split Systems

Gas Fired Furnaces

Pad Mounted Condensing Units

Exterior Walls: Tilt-up Concrete

Frame: Steel

Electrical: 800 amp - 208/120 volt

Roof: Flat - Replaced in 2015. North Section - 60mil

White TPO Roof System

South Section - 45mil White Fleeceback TPO

15 Year Material Only Warranty

AREA NEIGHBORS









AERIAL



CONTACT THE EXPERTS

MAKE YOUR MARK *WITH* LANDMARK



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ABOUT LANDMARK

With over 33 years of experience, Landmark Commercial Real Estate has built a reputation as the leading commercial real estate firm in Wichita. Our team provides unmatched expertise in the sale and purchase of commercial properties, representing sellers, buyers, tenants, and landlords. Landmark offers comprehensive market knowledge, strategic insights, and a commitment to client success. Whether you're looking to buy, sell, lease, or need property management, Landmark's team of dedicated and knowledgeable professionals delivers full-service support designed to help you make confident, informed real estate decisions.

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