1630 S. ST. CLAIR

INDUSTRIAL BUILDING FOR LEASE

RUFFIN PROPERTIES

P.O. Box 17087
Wichita, KS 67217
(316) 942-7949

Jon R Cyphert
Commercial Real Estate
(316) 841-0880 / joncyphert@gmail.com

1630 S. ST. CLAIR *Property Overview*

PROPERTY DESCRIPTION

Masonry Industrial Building with two 14' x 10' drive-thru doors. One extra overhead door. Fenced in storage yard. Additional yard for more storage or truck parking. **Offices will be built to specifications.**

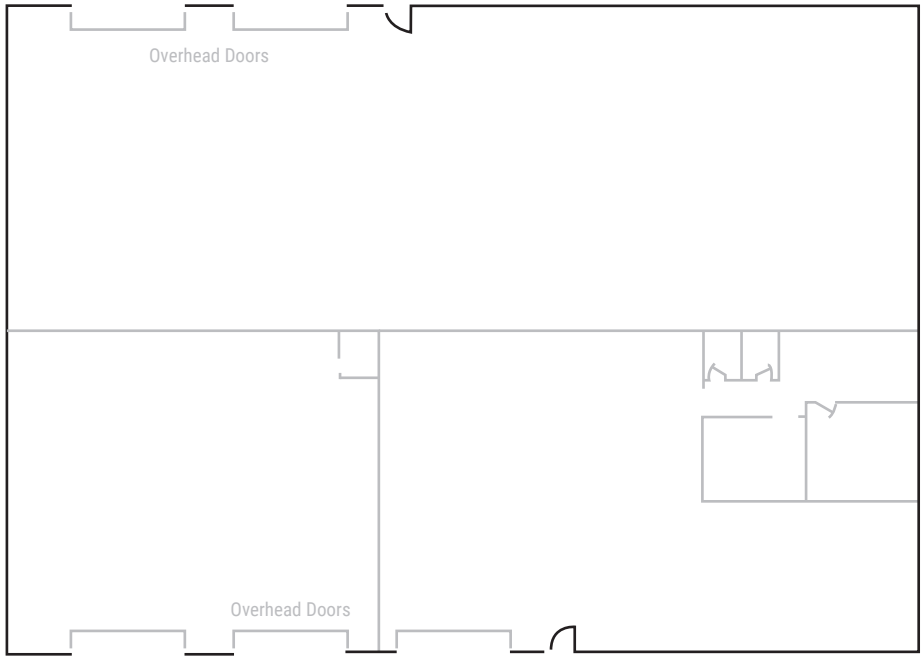
PROPERTY HIGHLIGHTS

- Masonry Building
- Versatile and customizable floor plans
- Ample parking for employees and clients
- Convenient and accessible location
- Well-maintained facilities and landscaping
- Two (2)- 10' x 14' drive-thru overhead doors
- One drive in 10'x 14' drive-in door
- Fenced in lot
- Fenced in storage area
- LED lighting
- Secure and controlled access to the property
- 18' ceiling height

OFFERING SUMMARY

Lease Rate	$10.00 SF/yr NNN
Available SF	9,153 SF
Lot Size	43,409 SF
Building Size	9,153 SF

FLOOR PLAN



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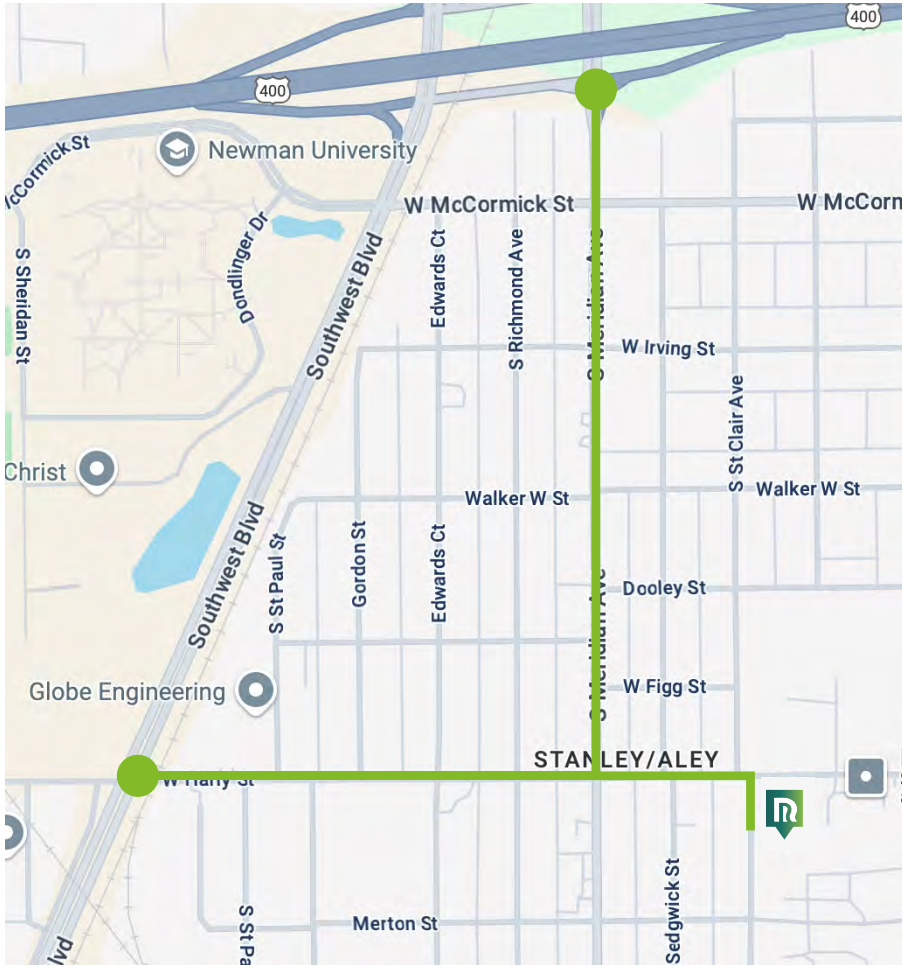

QUICK & EASY HIGHWAY ACCESS

- US 400 / Kellogg (<1 mile)
- Southwest Blvd (<1 mile)

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1630 S. ST. CLAIR *Exterior Photos*

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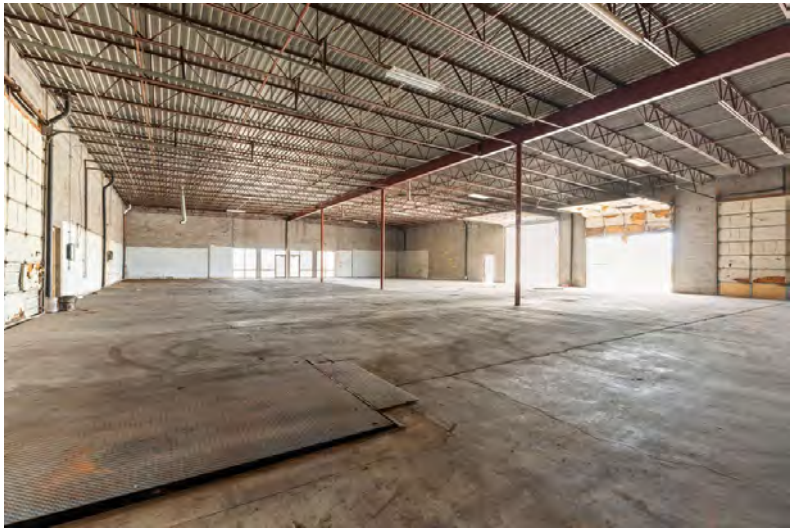
1630 S. ST. CLAIR *Exterior Photos*



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