

1630 S. ST. CLAIR

INDUSTRIAL BUILDING FOR LEASE



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

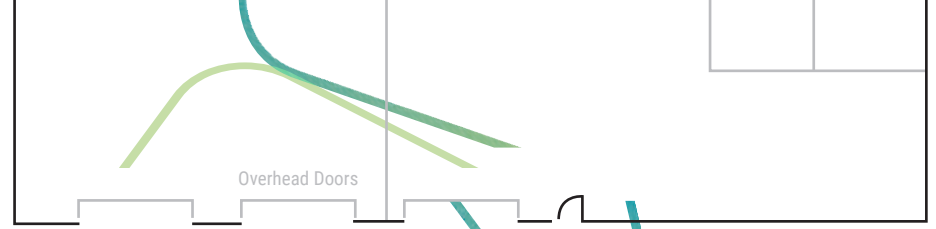
OFFERING SUMMARY

Lease Rate	\$10.00 SF/yr NNN
Taxes	\$1.10 SF
Lot Size	43,409 SF
Building Size	9,153 SF

FLOOR PLAN

Box 17087
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) 942-7949

- ▶ Fenced in lot
- ▶ Fenced in storage area
- ▶ LED lighting
- ▶ Secure and controlled access to the property
- ▶ 18' ceiling height

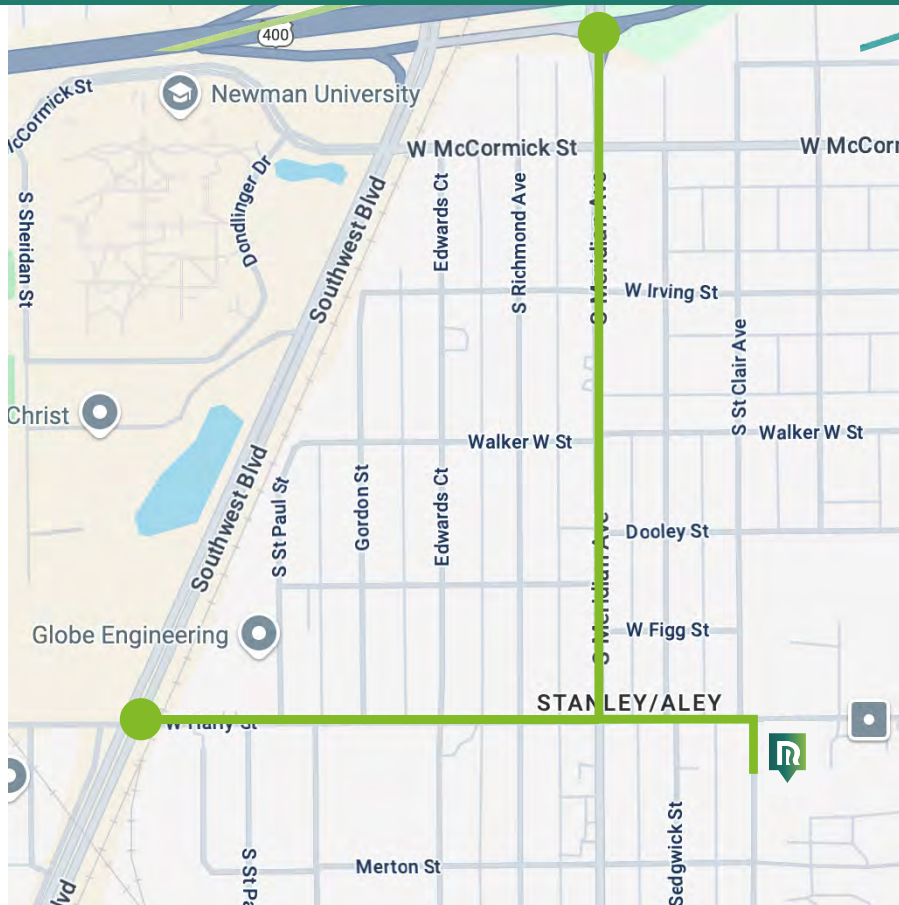


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QUICK & EASY HIGHWAY ACCESS

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



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Exterior Photos



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Exterior Photos

RUFFIN
PROPERTIES

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