



SOUTHWEST BLVD.



BLDG. 300

BLDG. 100

S. WEST ST.

42

235

K-42 BUSINESS PARK

2333 S. WEST ST. | WICHITA, KS 67213

FOR LEASE | BEN GARTNER, SIOR, CCIM | (316) 292-3967



Weigand.com

PROPERTY DETAILS

K-42 Business Park offers high quality industrial and flex space for lease within a 57,000 SF multi-tenant complex along Wichita's established South West Street corridor with traffic counts of over 18,000 vehicles per day at West St. and Southwest Blvd.

Constructed in the early 2000s, the property is comprised of two buildings that are suited to support modern logistics, service and industrial users.

- **Building 100** is 15,000 SF of functional flex space with 12' clear heights, 3-phase power, rear loading access, door side parking, and high visibility on West St.

- **Building 300** is 42,000 SF of distribution and warehouse space with 22' clear heights, 3-phase power, dock-high loading in the rear, and grade-level loading on the front of the building.

Strategically positioned near K-42 Highway, I-235, and US-54/Kellogg and minutes from Wichita Dwight D. Eisenhower National Airport, K-42 Business Park provides logistical connectivity and convenient access for employees, clients, and freight.

AVAILABLE SPACES

BUILDING / SUITE	SPACE SIZE	LEASE RATE	EST. NETS
Bldg. 100 / Suite 104	1,875 SF	\$10.50/SF, NNN	\$4.58/SF
Bldg. 100 / Suite 108	3,750 SF	\$10.50/SF, NNN	\$4.58/SF

See floor plans on following pages »

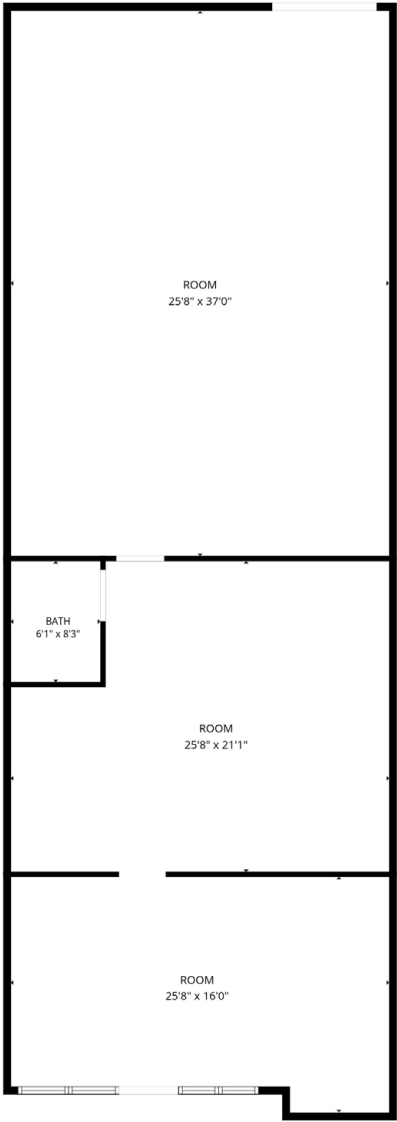
BUILDING 100



BUILDING 300



BLDG. 100 – SUITE 104

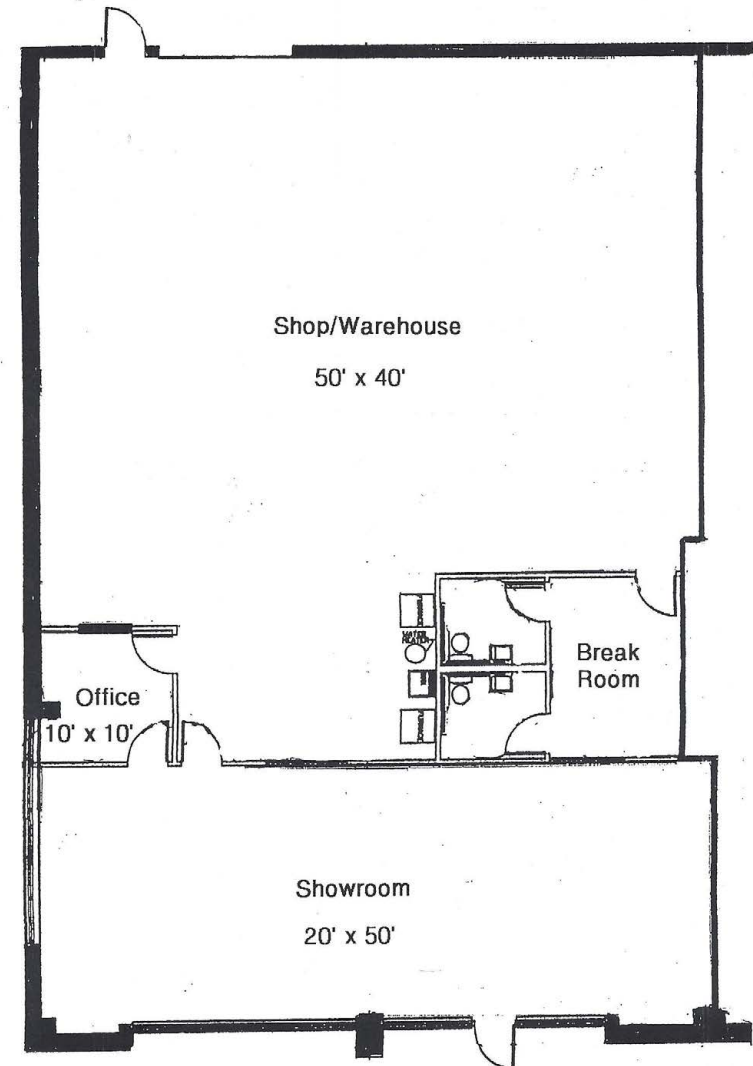


Floor plans are provided for illustrative purposes only and may have been generated using automated mobile scanning technology. All measurements, dimensions, and square footages are approximate. This depiction does not constitute an architectural drawing or a legal survey. Interested parties should conduct their own independent field verification.



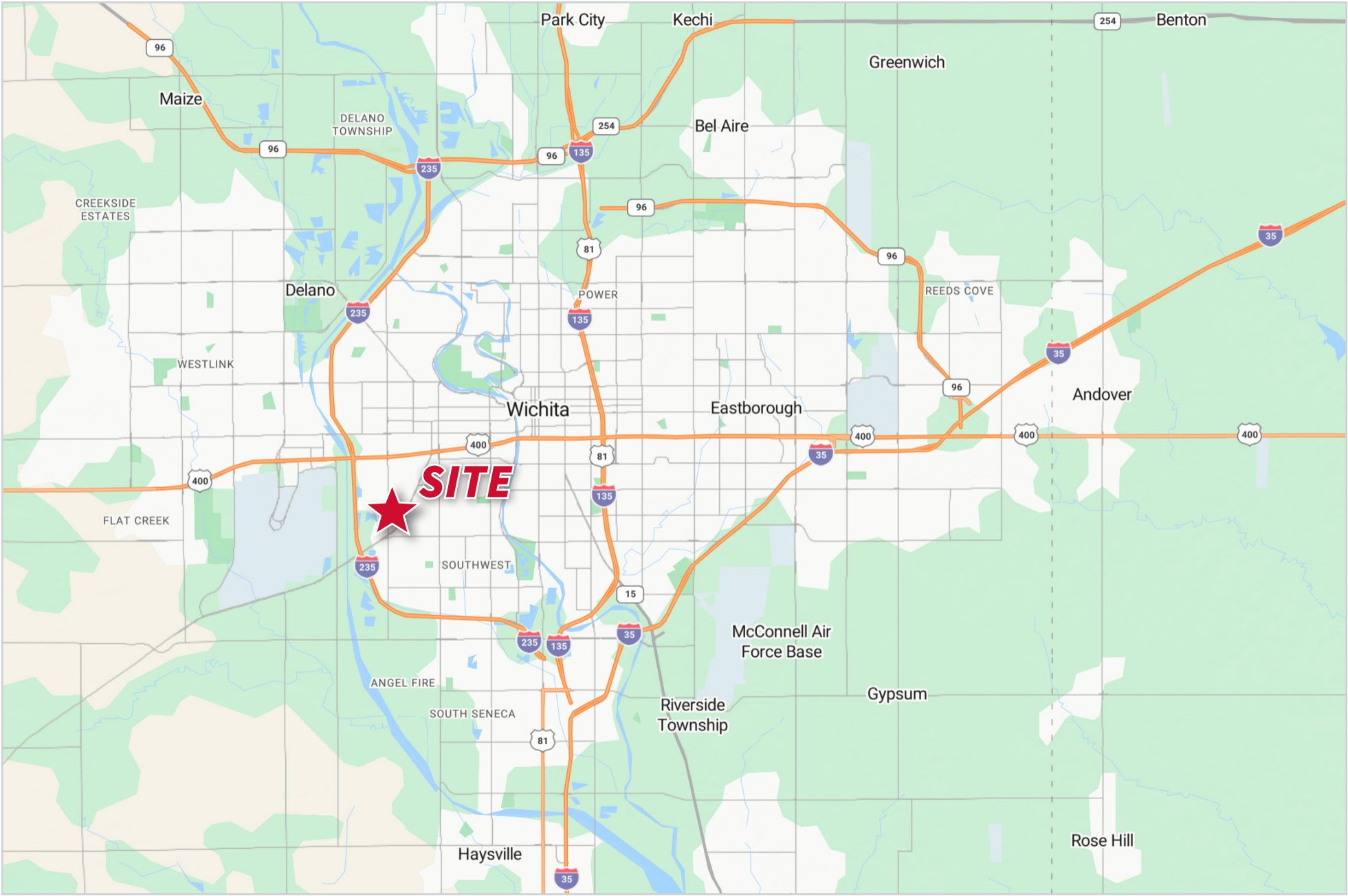
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BLDG. 100 – SUITE 108

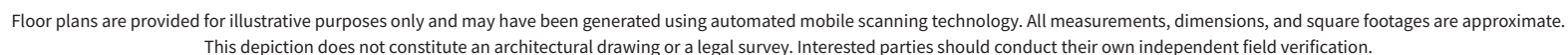


3,750 sq. ft.

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WICHITA, KANSAS

The Wichita Metropolitan Statistical Area (MSA) encompasses Sedgwick, Butler, Harvey, Kingman and Sumner counties, and is the largest metro area in Kansas with 2019 population of 640,218 persons. In total the Greater Wichita region encompasses 10 counties with a total 2019 population of 790,138 persons. Wichita State University's Center for Economic Development & Business Research (CEDBR) projects the regional population at 863,584 in 2040.*

Wichita is home to world-class industries, the most noted of which are aviation-related and have earned Wichita the title of "Air Capital of the World."

Wichita is located in south central Kansas at the intersection of Interstate 135 and U.S. Highway 54, approximately 157 miles north of Oklahoma City, 181 miles southwest of Kansas City, and 439 miles east-southeast of Denver.

*Source: Greater Wichita Partnership, 2024

**Source: United States Census Bureau, 2022

WICHITA MSA

640,218*

POPULATION

\$68,925**

MEDIAN HOUSEHOLD INCOME

35.9*

MEDIAN AGE

90.5%*

EDUCATION (HIGH SCHOOL OR ABOVE)

19,503*

TOTAL BUSINESSES (CITY WIDE)

MAJOR EMPLOYERS*

Spirit AeroSystems, Inc. (9,500)
 Textron Aviation (9,000)
 USD 259 - Wichita (5,600)
 Ascension Via Christi (5,400)
 U.S. Government (5,200)
 McConnell Air Force Base (3,500)
 Koch Industries (3,500)
 City of Wichita (2,800)
 State of Kansas (2,100)
 Johnson Controls (2,000)
 Wesley Healthcare (1,800)
 Cargill Meat Solutions (1,100)
 USD 260 - Derby (1,100)
 Bombardier (1,100)



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