



# Lawrence Commercial Real Estate, LLC

*Commercial & Industrial Real Estate*

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Wichita, Kansas 67202

## WAREHOUSE SPACE FOR LEASE

### 3616 N. Topeka, Suite #2 • Wichita, Kansas

**Space available:** 3,000 s.f.

**Zoning:** "LI" -- Limited Industrial

**Utilities:** Lessee pays utilities

**Overhead Doors:**

- 2 - 14'x12' Doors
- 1 - 14' x 18' Door

**Description:**

One Office with Windows to Warehouse space  
Fiber Optic Cable AT&T  
Water Fountain  
3 Phase Electrical Service  
Shared Air Compressor  
Electric and Air Compressor Drops  
Water Spigot in Warehouse  
Ventilation fan in Warehouse

**Price:** \$3,000 per month.

Base year on taxes and insurance



**For more information call  
Victor Lawrence at  
316-267-4357 or 316-648-1308**

While the information and figures are believed to be accurate and reliable, the providing Broker cannot guarantee their accuracy.