



Property Description

**Highly-Desirable Industrial Flex Space
Located Just North of K-96 and Rock Road**

Property Highlights

- Six offices, Private Restroom, and approximately 1,130 Sq. Ft. of mezzanine storage
- Fully Climate Controlled Warehouse
- 14 foot Overhead Door
- 3-Phase Power
- Two Pedestrian Entries
- 17.5 Foot Ceiling Height
- Potential for Outdoor Storage
- Semi-Centric Parking Lot

Summary Of Offering

Lease Rate:	\$8 SF/yr (NNN)
Available SF:	5,000 SF
Building Size:	20,300 SF

Demographic Snapshot	1 Mile	3 Miles	5 Miles
Total Households	2,032	17,567	37,408
Total Population	4,593	42,246	93,330
Average HH Income	\$97,857	\$118,087	\$119,590

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Property Highlights

- **Generous 17.5 Foot Side Wall Ceiling Height**
- **Neighbor's Locally-Owned Fahnestock Heating & Air**
- **Electric Service Separately Metered. Water And Gas To Be Billed Through Common Area Maintenance**
- **Virtually Accessible To Entire Wichita Metro Within 15 Minute Drive-Time**
- **Ample Parking**
- **Six Inch Floor**
- **Approximately 1,130 Square Feet Of Administrative Space**
- **Dozen's Of Dining Options And Retail Amenities Within Minutes For Employees**

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3532 E Comotara St

INDUSTRIAL/FLEX SPACE FOR LEASE



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