

NAI Martens

Industrial/Office Space For Sale / Lease | 292,336 SF

415 E 13th St, Andover, KS, 67002



Grant Glasgow, SIOR
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BUILDING SPECIFICATIONS

415 E 13th St, Andover, KS 67002

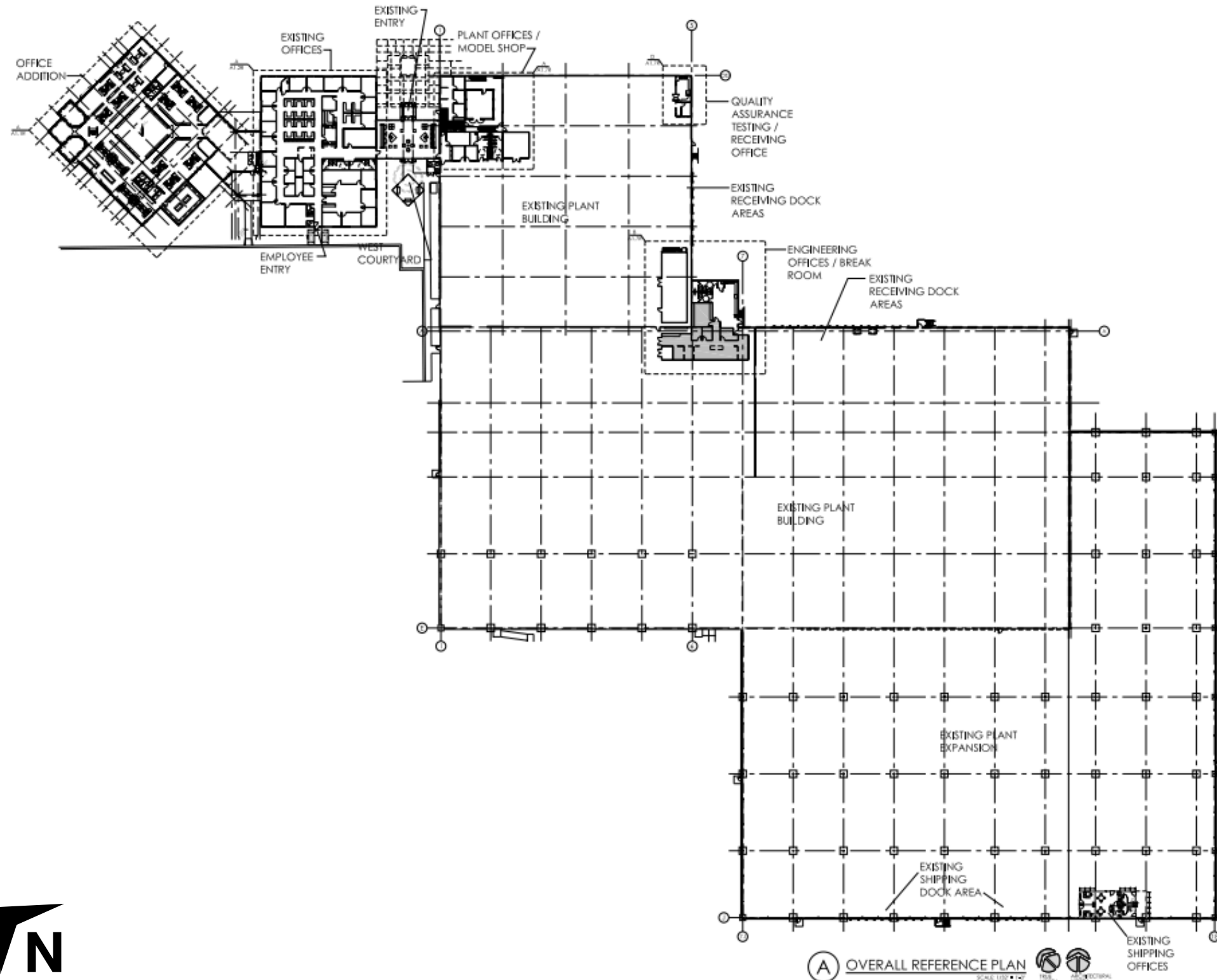
Total Area	292,336 SF
Warehouse Area	265,038 SF Approx. 30,000 SF has full HVAC
Office Area	27,298 SF
Lot Size	18.5 Acres
Ceiling Heights	22' Clear Height
Loading Docks:	26 docks and 2 drive in doors
Column Spacing:	40' x 60'
Construction:	Concrete Tilt & Metal
Concrete Thickness:	6"
Highway Access:	I-35, US 54/400, K-96, I-135, K-254
Sprinkler Type:	Wet & ESFR System
Truck Court Depth:	Multiple truck courts ranging in depth from 180' to 220'
Power:	277/480v 800A



FLOOR PLAN

415 E 13th St

NALM Martens



Photos

415 E 13th St

NAI Martens



Photos

415 E 13th St

NAI Martens



Highway Connections

415 E 13th St

NALMartens

DRIVING DISTANCES

2.2 MILES

INTERSTATE 35

2.3 MILES

US-54/400

4.1 MILES

K-96

6.3 MILES

HIGHWAY 254

12.3 MILES

INTERSTATE 135





13th St Park



CORNEJO



Available Property



E 13th St

I-35

N Andover Rd



DOLLAR GENERAL





PROPOSED FACILITY
INTEGRA
TECHNOLOGIES
An Employee Owned Company

Coleman

wsuTECH

COLONEL JAMES
JABARA AIRPORT

KOCH
INDUSTRIES INC

GREENWICH PLACE
WICHITA SPORTS FORUM
AVIATE
KREI
TOPGOLF
WORLD MARKET
Total Wine
Michaels
Marshall's

WICHITA STATE
UNIVERSITY

Available Property

BEECH FACTORY
AIRPORT

BOMBARDIER
AEROSPACE

WICHITA DWIGHT
D. EISENHOWER
NATIONAL AIRPORT

Cargill

MCCONNELL
AIR FORCE BASE

TEXTRON AVIATION

BOEING

PEPSICO

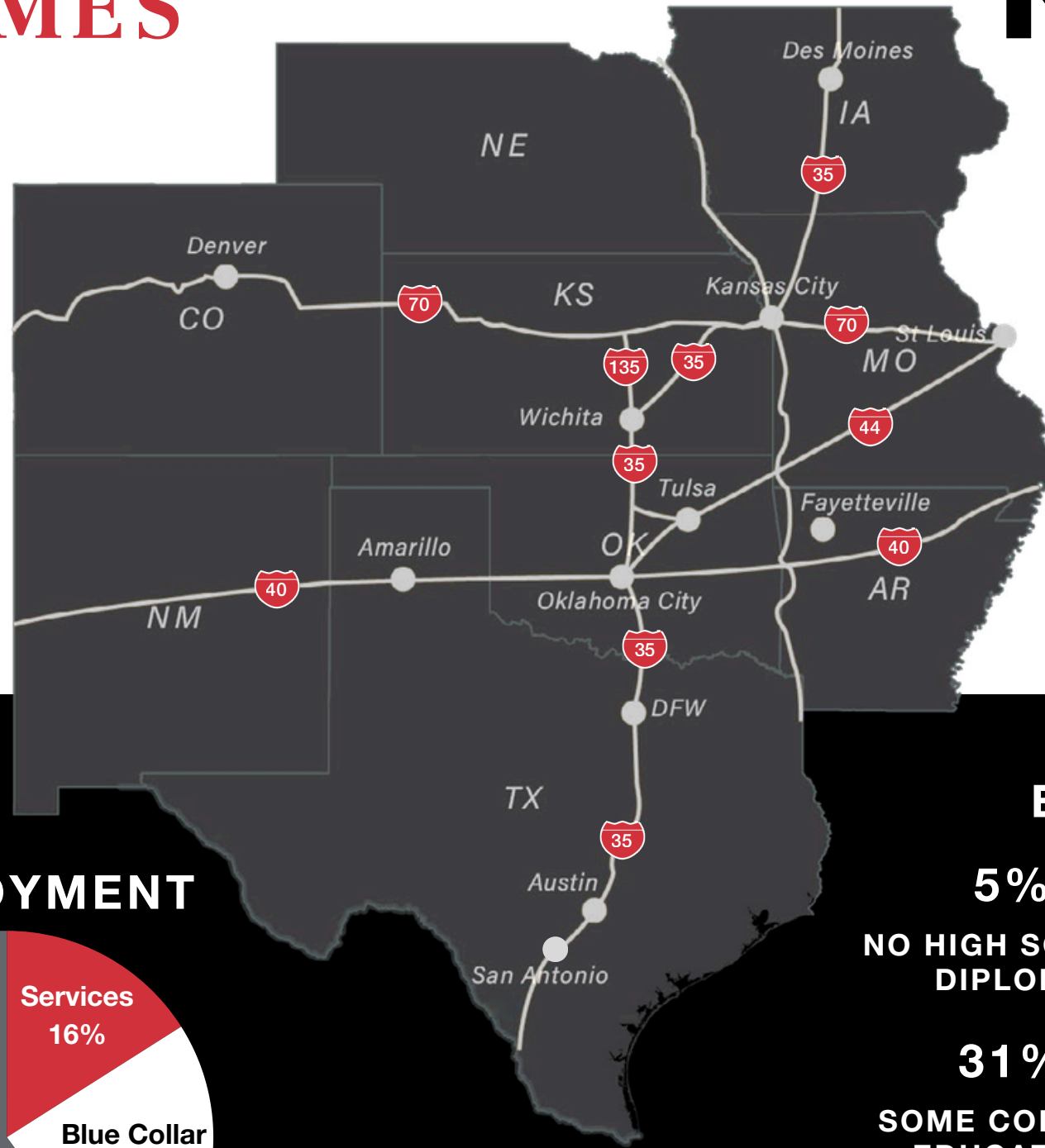


REGIONAL DRIVE TIMES

415 E 13th St



KANSAS CITY:	2 Hrs 50 Mins
OKLAHOMA CITY:	2 Hrs 21 Mins
TULSA:	2 Hrs 40 Mins
DALLAS / FORT WORTH:	5 Hrs 8 Mins
ST. LOUIS:	6 Hrs 20 Mins
DENVER:	7 Hrs 33 Mins



DEMOGRAPHICS

WICHITA, KS MSA



654,035
TOTAL
POPULATION



330,814
TOTAL LABOR
FORCE

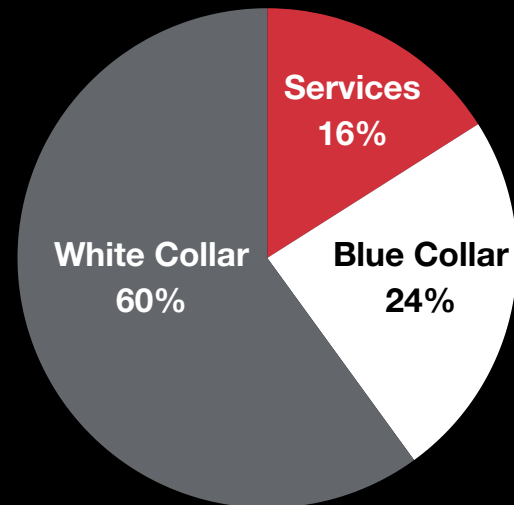


\$60,539
MEDIAN
HOUSEHOLD
INCOME



37
MEDIAN
AGE

EMPLOYMENT



3.3%
UNEMPLOYMENT
RATE

EDUCATION

5% NO HIGH SCHOOL DIPLOMA	22% HIGH SCHOOL GRADUATE
31% SOME COLLEGE EDUCATION	33% BACHELORS DEGREE OR HIGHER

INDUSTRY CONCENTRATIONS

47% SERVICES	17% MANUFACTURING	10% RETAIL TRADE	7% CONSTRUCTION
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