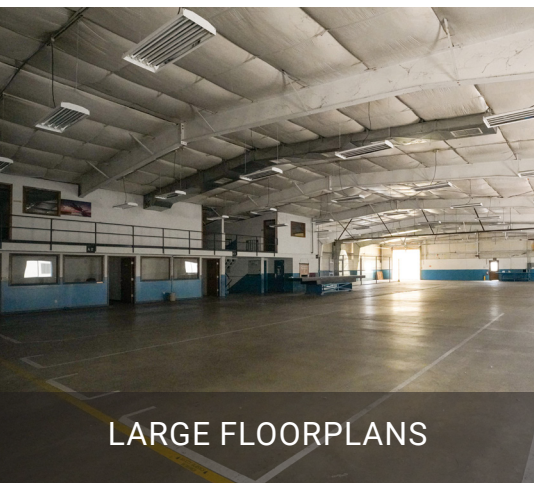




FOR LEASE

WELLINGTON INDUSTRIAL SPACE

1515 North A Street | Wellington, KS



LARGE FLOORPLANS



FULLY FENCED-IN OPTIONS



LAYDOWN YARD OPTIONS

For video, please view [this link](#).

For more information or to schedule a showing, contact:

GARY OBORNY | gary@occmgmt.com | C: 316-992-6720

Occidental Management, Inc. | 8111 E. 32nd St. N., Suite 101 | occmgmt.com



FOR LEASE

Vast Configurations Available

Competitively priced, this property is primed for maximized functionality with roughly 200,000 SF of warehouse space ranging from 950 SF, all the way up to 70,000 SF, with combinable and demisable options. An additional 5.15 acres of land is also available for laydown yard options.

All 16 buildings on the Wellington Industrial Space are climate-controlled, benefitting tenants with greater employee satisfaction and productivity.

AVAILABLE SPACE

Lease Type | Modified Gross

Lease Rate | Negotiable

Total Space Available | Approx. 200,000 SF

BLD 1 | 11,209 SF

BLD 2 | 25,000 SF

BLD 4 | 6,266 SF

BLD 5 | 5,000 SF

BLD 6 | 960 SF

BLD 7 | 6,042 SF

BLD 8 | 6,042 SF

BLD 9 | 6,036 SF

BLD 10 | 12,275 SF

BLD 11 | 9,229 SF

BLD 12 | 69,712 SF

BLD 13 | 20,311 SF

BLD 14 | 18,933 SF

BLD 16 | 3,896 SF

BLD 16A | 949 SF

BLD 24 | 4,538 SF

Laydown Yard | 5.15 Acres

All SF figures are approximate*



LOCATION DEMOGRAPHICS

Major Growth Opportunity

The City of Wellington is passionate about recruiting and continuously growing a thriving residential community with recreational opportunities, revitalization programs and more. Surrounding communities include Argonia, Belle Plaine, Conway Springs, and South Haven.

KEY TAKEAWAYS

- Competitively priced
- Convenient access
- Climate-controlled buildings
- Full, serviceable utilities
- Other incentive opportunities through Wellington, Sumner County, and Kansas

RADIUS DEMOGRAPHICS

LOCAL POPULATION	
MILE 1	4,000
MILE 3	8,000
MILE 5	8,000

HOUSEHOLD INCOME	
MILE 1	\$73,000
MILE 3	\$75,000
MILE 5	\$75,000

MEDIAN AGE	
MILE 1	35
MILE 3	37
MILE 5	44



Ideal Location and Local Partnerships

Logistical Ease

This industrial space is conveniently located near the I-35 highway corridor and Highway 81 in Wellington, which sits in the heart of Sumner County. Just 23 miles south of Wichita, the property is located two miles south of the BNSF Railway.

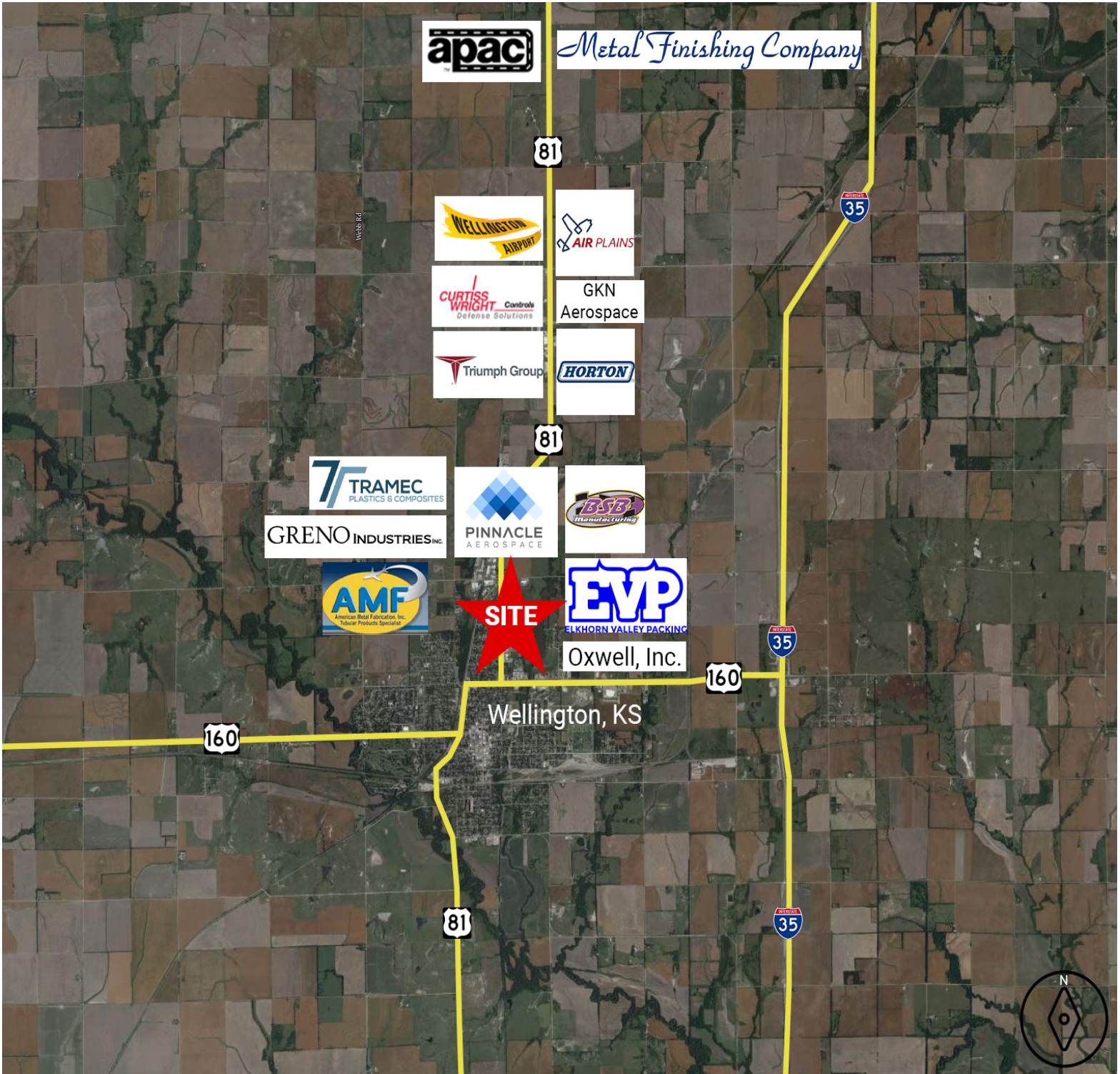
Economic & Community Support

Wellington is devoted to economic development and incentivizes companies through public and private partnerships. This property has the potential for many incentive opportunities. Occidental Management is here to help guide tenants through that process to help ensure maximum benefits.

Workforce Pipeline

Occidental Management has an established workforce partnership with Cowley College. Tenants benefit by having a pipeline of expert talent in fields that include engineering, machine tool technology, welding, non-destructive testing, automotive, construction, electro-mechanical maintenance, and agriculture. The Sumner County Economic Development Commission also assists businesses with workforce needs, including offering training classes when grant funds are available. Cowley College also has numerous registered apprenticeship opportunities.







MARKET OUTLOOK

Major Aviation Hub



World-Class Aviation Region

Wichita, the Air Capital of the World, has a long and rich history with aviation, a nearby neighbor of Wellington, Kansas.

The city is home to some of the world's largest aerospace manufacturers – including Textron Aviation, Beechcraft, Bombardier, Cessna, Learjet, Spirit AeroSystems, and Airbus – and hundreds of world-class industry suppliers.

The Greater Wichita region has an established infrastructure for manufacturing and is thriving in innovation and collaboration. The region also regularly appears in top national rankings for manufacturing, business productivity and job growth.

Ever-Growing Workforce Pipeline

The Wichita area is a hub for a talented and experienced aviation workforce. Area colleges provide an ongoing supply of talent with expertise in areas including engineering, industrial automation and machine maintenance, logistics and supply chain management, robotics, machine tool technology, welding, non-destructive testing, electro-mechanical maintenance, and more.

#1 for Growth of Jobs Over the last 10 years; 2009-2019
- Wichita
(Brookings Institute 2020)

\$20.6 Billion-Per-Year Kansas Aerospace Industry
(Alliance For Aviation
Across America 2016)

Support of more than 47,000 Well-Paying Kansas Jobs
(Alliance For Aviation
Across America 2016)