



NORTHEAST OFFICE/WAREHOUSE

9310 E. 37TH ST. N., WICHITA, KS 67226

**FOR SALE CONTACT BROKER
FOR LEASE \$12.00/SF, NNN**

ESTIMATED NETS

\$4.04/SF

SITE SIZE

69,844 SF (1.6± ACRES)

BUILDING SIZE

OFFICE: 6,740± SF

WAREHOUSE: 9,867± SF

MAX CONTIGUOUS

16,607± SF

WAREHOUSE CEILING HEIGHT

13'

ZONING

LIMITED INDUSTRIAL

PARKING

39 SPACES

YEAR BUILT

1990

PROPERTY HIGHLIGHTS

- Freestanding building featuring 6,740 SF of office space and 9,867 SF of climate-controlled warehouse space.
- 13 offices and 2 conference rooms.
- Prime corner location on 1.6 acres at 37th Street and Cypress with excellent visibility and large monument signage.
- Versatile access points including drive-thru, dock-high, ground-level doors, and a dedicated truck well for efficient loading.
- Professional curb appeal with brick and masonry exterior and natural light throughout office areas.
- Convenient on-site parking for employees, vendors, and visitors.

AREA NEIGHBORS INCLUDE



2025 TAXES

GENERALS: \$36,945.34

SPECIALS: \$60.00

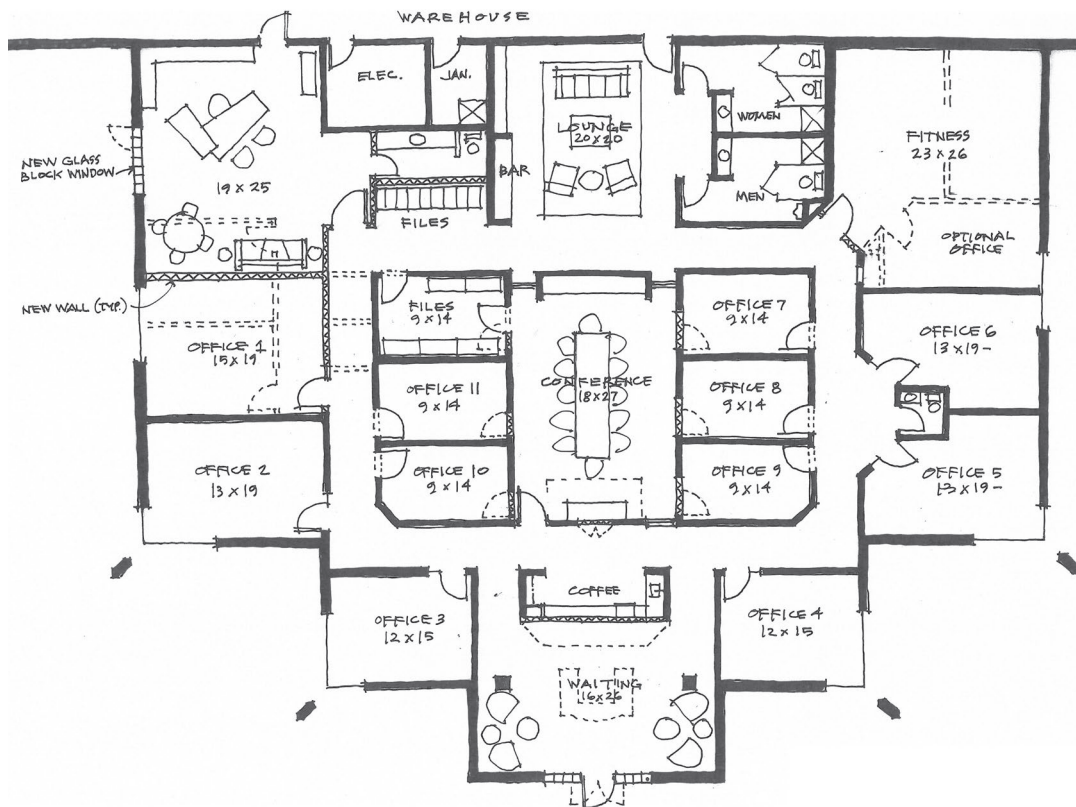


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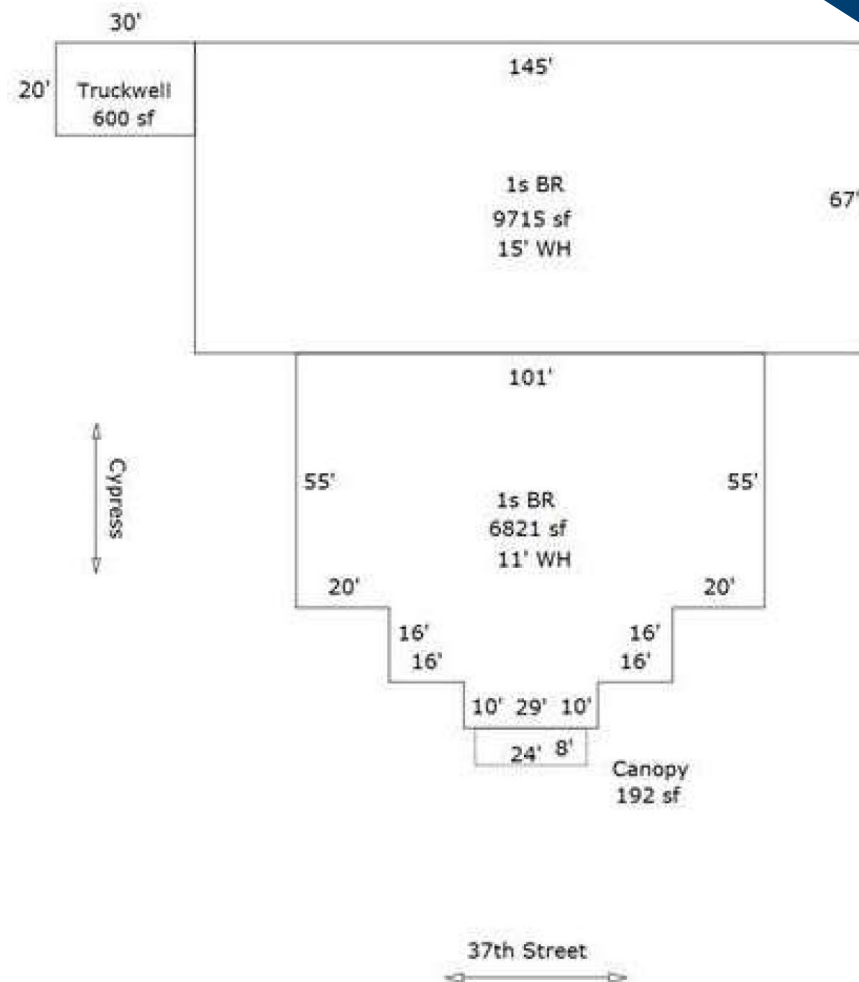
Whitney Vliet Ward
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Weigand Real Estate - Commercial
Office: (316) 262-6400
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BUILDING PLANS



OFFICE FLOOR PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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OVERHEAD VIEW



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WEIGAND
COMMERCIAL

AERIAL VIEW



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