



FOR LEASE
BUILD-TO-SUIT
INDUSTRIAL ACREAGE

East 53rd Street North | Bel Aire, KS



DISTRIBUTION CENTER



SMART WAREHOUSE



LOGISTICAL SOLUTIONS



Scan QR to view property on website

Occidental Management, LLC. | 8111 E. 32nd St. N., Suite 200 | occmgmt.com



Ideal Location and Local Partnerships

Location is critical to real estate success, and these 92 acres of industrial-zoned land are strategically situated a half mile south of K-254, a primary artery connecting I-135 and I-35 highways, in northeast Wichita. The property sits within a mile of the FedEx Ground Distribution Center and less than four miles from the Jabara Airport.

Surrounding communities support thriving residential areas, including Kechi, Bel Aire and Park City. Numerous restaurants, shopping and amenities are all within a five-minute drive on Greenwich Road. Additionally, this property does not have special tax assessments, but does qualify for real estate tax abatements.

Occidental Management has established relationship programs with WSU Tech for the benefit of tenants. WSU-Tech focuses on applied learning and is located two miles directly South of the subject property. The tenant will have the ability to continuously tap a pipeline of growing, young talent with expertise in relevant fields such as:

Climate and Energy Controls, Industrial Automation and Machine Maintenance, Logistics and Supply Chain Management, Robotics and Information Technology Systems.





MINUTES FROM COLONEL JAMES JABARA AIRPORT

LOCATION DEMOGRAPHICS

Major Growth Opportunity

The Bel Air Industrial Acreage is located perfectly for growth. The acreage is in the perfect location to connect with the I-35 and I-135 as well as the nearby Union Pacific Rail line and FedEx distribution center. In addition to logistical growth, the area is near residential zones and shopping and dining locations.



THRIVING RESIDENTIAL AREAS

RADIUS DEMOGRAPHICS

LOCAL POPULATION	
MILE 3	5,500
MILE 5	40,000
MILE 7	97,000

HOUSEHOLD INCOME	
MILE 3	\$105,000
MILE 5	\$81,000
MILE 7	\$73,000

MEDIAN AGE	
MILE 3	41
MILE 5	37
MILE 7	37

In-House Expertise

Occidental Management's Construction Services department oversees all build-outs and tenant improvement projects. Our experienced team can provide a turn-key service and leverages its extensive network and industry relationships to provide the highest quality project on time and on budget.

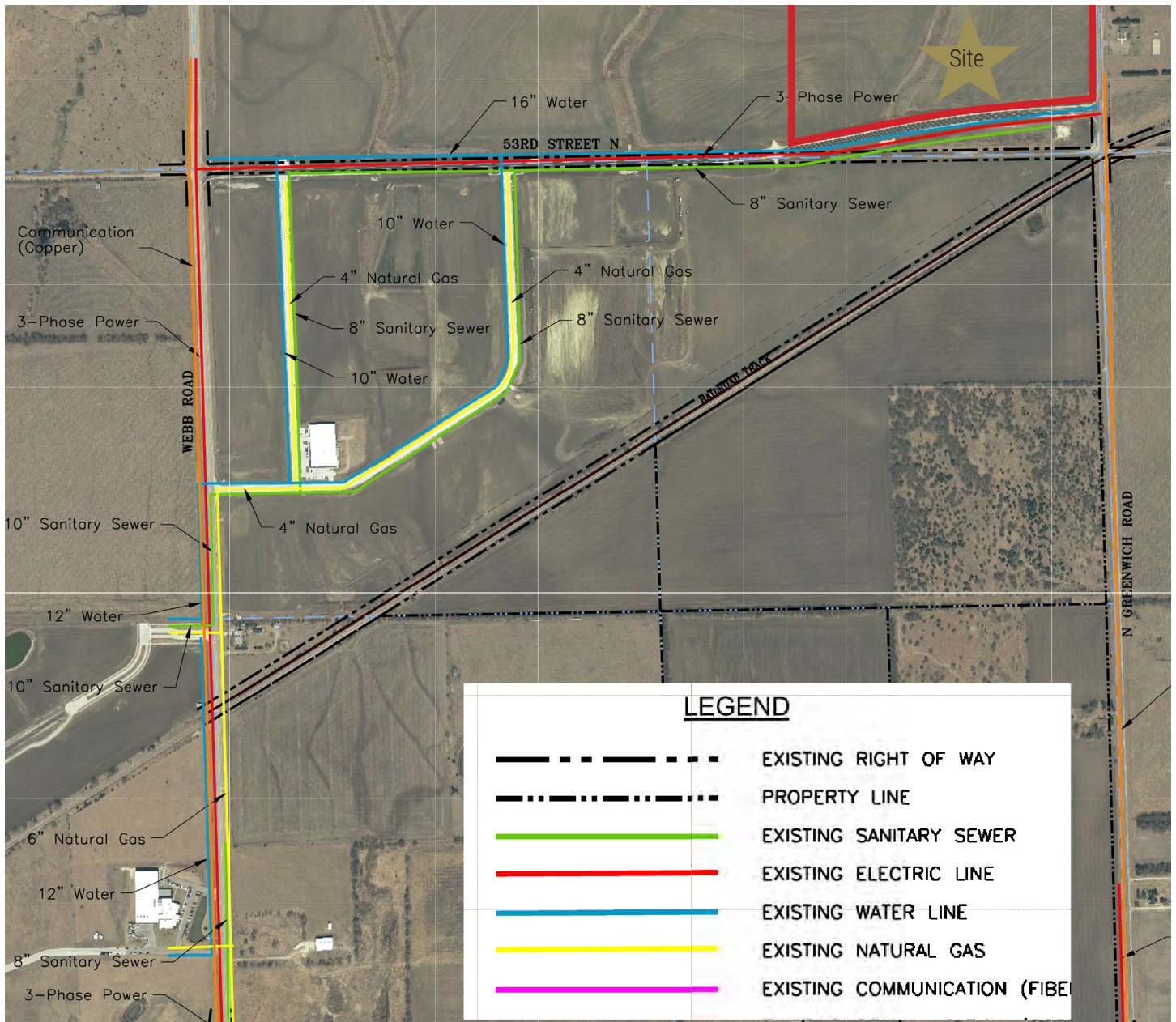
The construction department has managed hundreds of millions in projects from tenant build outs to full, ground up site and shell construction work. Led by Steve Lebeda, Vice President of Construction Services, the department works closely with tenants to bring their space to life.

They are active and well-known in the local construction community and have extensive relationships with a variety of vendors and contractors, ensuring Occidental Management tenants receive the highest quality at the most reasonable price.

Occidental Management knows what it takes to run a custom build-to-suit industrial project. From conceptual and building plans to contract and building partners, the teams extends its network and knowledge to the tenant.

KEY TAKEAWAYS

- Constructed projects from 1,000-250,000 Sq. Ft.
- Extensive network with vendors and contractors
- Ability to deliver on time and on budget
- Complete tenant build-out management



No Utility Extensions Required

All utilities are located parallel to the site along 53rd Street, meaning no extensions are required. Gas is provided by KGS and along 53rd Street. The 3-phase industrial power runs along the south side of the site, provided by Evergy. The main 16" water line runs along the south side of the property, which is provided by the City of Bel Aire. The 8" sewer line runs along the south side of the property and is provided by the City of Bel Aire.



Superior Accessibility

The intersection at Highway 254 and Webb Road will be gaining a diamond interchange road junction estimated to be completed by 2023. This will be a huge asset to the site for ease of transportation access. Another gain is the already established and accessible Union Pacific Class 3 Rail Line. Existing near the southeast corner of the site, the Union Pacific Rail Line is North America's first and largest transcontinental railroad, stretching across 23 states.