

OFFERING MEMORANDUM

NEW CONSTRUCTION INDUSTRIAL
NOW PRE-LEASING +/- 38,000 SF
1028 N. Mosley, Wichita, Kansas





BEN REED

Owner | Broker

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EXECUTIVE SUMMARY



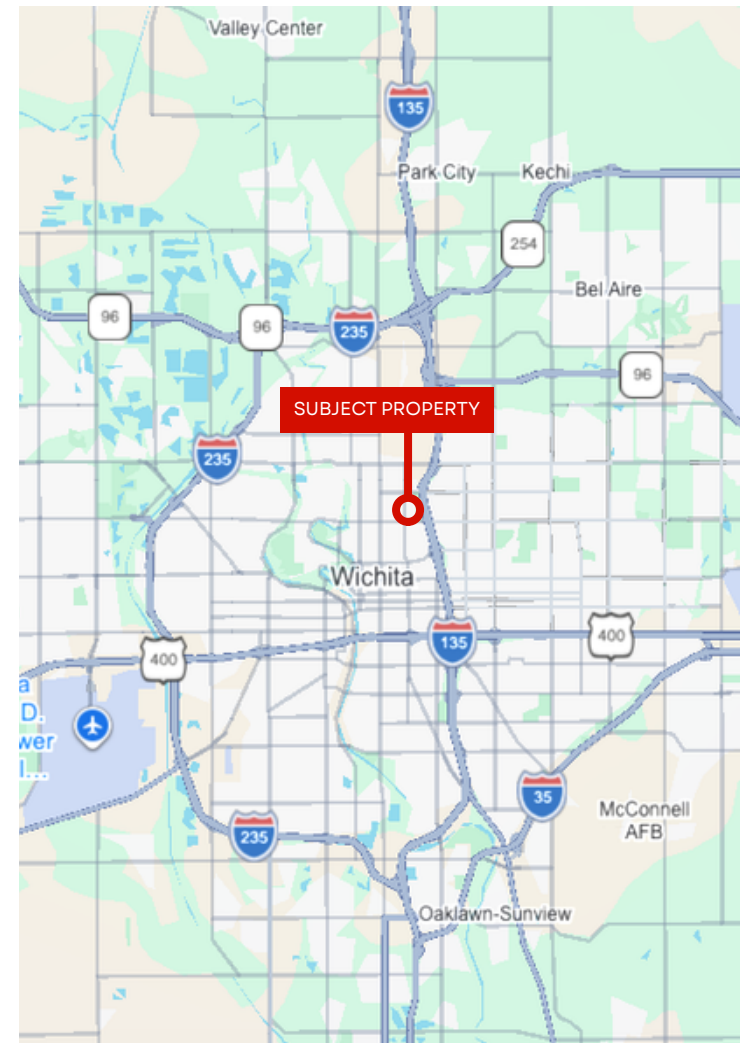
1028 N.
Mosley

+/- 38,000 SF

\$6.65 PSF + NNN

\$300K TI ALLOWANCE

Grow our business in the Wichita North Industrial Corridor

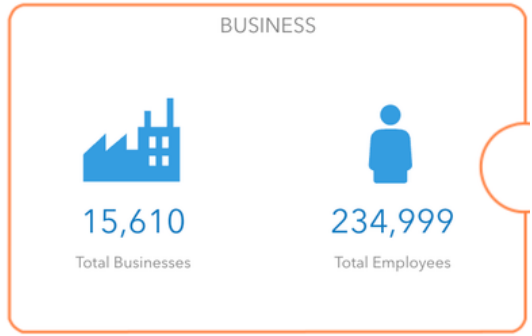
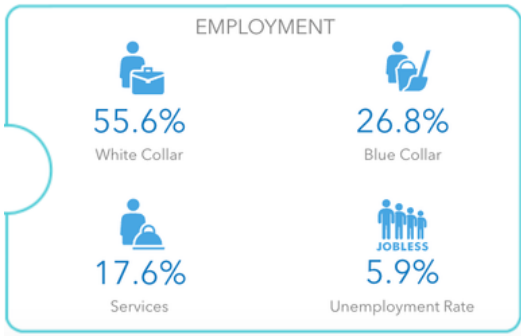
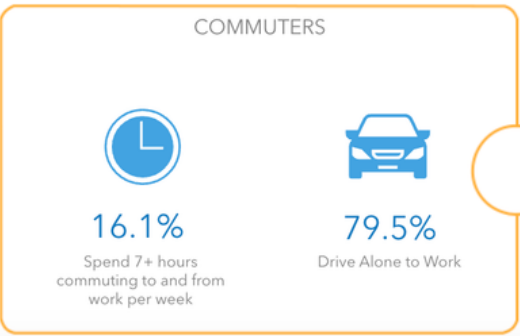


PROPERTY HIGHLIGHTS

Financial Advantages

Low maintenance new construction shell
Create a buildout plan to fit your business!

Employment Overview



Prominent Location and Accessibility



~ 1 MILE
3 MINUTES



~ 4 MILES
6 MINUTES



~ 3 MILES
5 MINUTES



~ 9 MILES
10 MINUTES



PROPERTY DESCRIPTION

STRATEGICALLY LOCATED IN THE HEART OF ONE OF WICHITA'S CORE INDUSTRIAL AREAS

The North Industrial Corridor of Wichita offers a unique blend of operational efficiency and workforce access without sacrificing connectivity. The area provides quick access to I-135, K96, Kellogg/Highway 400, and key arterial routes, making it ideal for distribution, service, and industrial users.



BUILDING SIZE	+/- 38,000 SF
SIDE WALL HEIGHT	24'
CENTER HEIGHT	24' 5"
DRIVE-IN DOORS	2 - 14'x14' Four Additional Framed
ZONING	LIMITED INDUSTRIAL

AREA OVERVIEW



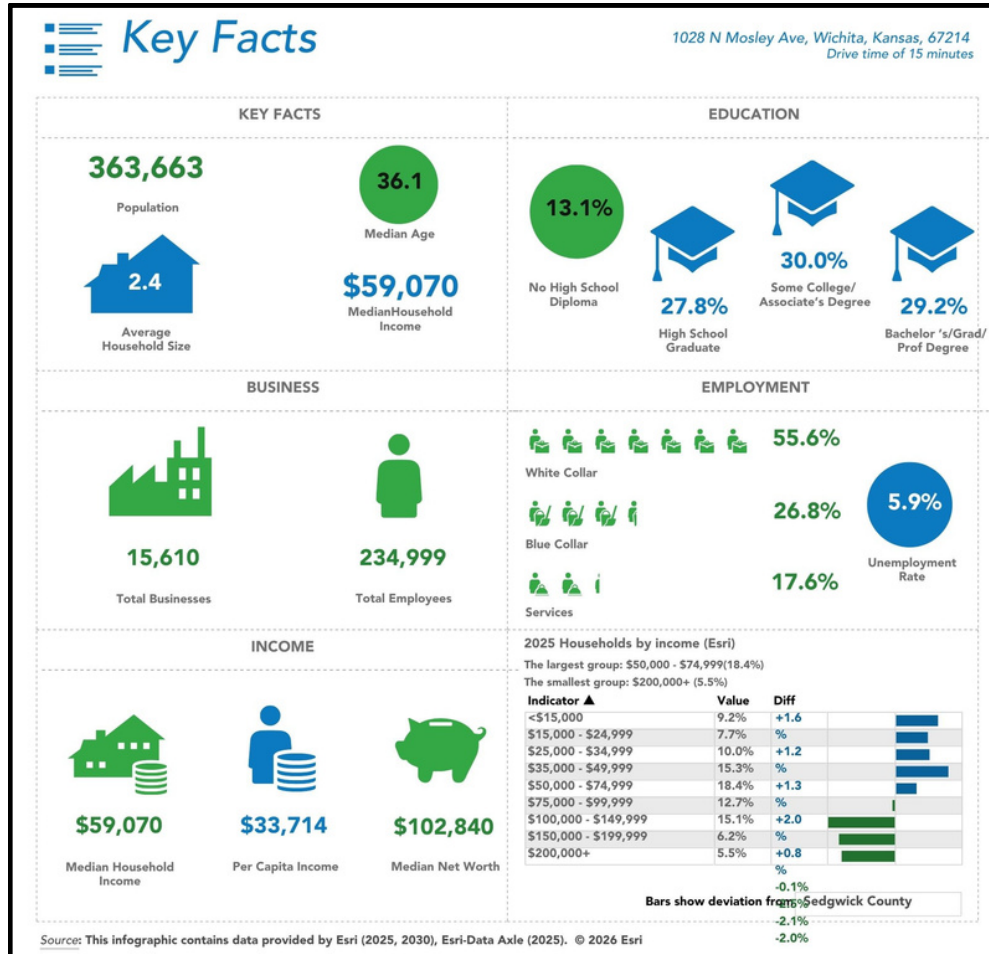
AREA NEIGHBORS

NESTLED AMONG A MIX OF LOCAL, REGIONAL, AND NATIONAL INDUSTRIAL USERS

- LAMPTON WELDING SUPPLY
- MR. ROOTER PLUMBING OF WICHITA
- THE YARD
- HILAND DAIRY
- UNITED RENTALS
- HALL INDUSTRIAL
- ASCENSION VIA CHRISTI ST. FRANCIS
- THORP CONTROLS
- SUPERHEAT
- CW FEED PRODUCTS
- POWER PERFORMANCE AUTOMOTIVE
- STYLE CRAFT AUTO UPHOLSTERY
- INDIAN HILLS MEAT & POULTRY
- CARGILL
- JETZ SERVICE
- KEYSTONE SOLID SURFACES
- PREFERRED PUMP
- SHERWIN WILLIAMS
- UNIFIRST UNIFORM SERVICES
- ARBOR MASTERS OF WICHITA
- IWP FOUNDATION REPAIR
- RYAN LAWN & TREE



WHY CENTRAL WICHITA?



1028 N. Mosley offers a highly accessible central Wichita location that provides convenient access to all areas of the metro. Situated near major arterial roadways and key transportation corridors, the property allows businesses to efficiently serve customers, suppliers, and projects throughout the region. Its central position enables employers to draw from Wichita's workforce across all quadrants of the city, expanding labor availability and reducing commute challenges for employees.

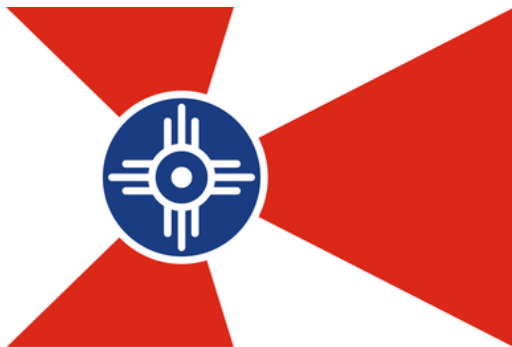
Whether supporting industrial operations, distribution, manufacturing, or service-related businesses, 1028 N. Mosley delivers the connectivity and accessibility needed to keep operations moving efficiently while maintaining a strong presence in the center of Wichita's industrial market.

WHY WICHITA?

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Wichita is a core Midwestern industrial market with a long-standing foundation in aviation, advanced manufacturing, and logistics. The city's industrial base is anchored by globally recognized employers such as Boeing, Spirit AeroSystems, Textron Aviation, and Bombardier, supporting a skilled workforce and consistent demand for manufacturing, warehouse, and flex space.

Strategically positioned along I-35 with access to US-54, US-400, and K-96, Wichita offers efficient regional and national distribution connectivity. Dwight D. Eisenhower National Airport provides additional cargo and air-freight capabilities. Competitive land pricing, lower labor costs, and favorable zoning support both new development and value-add industrial opportunities.



Wichita Biomedical Campus
\$300 M | FALL 2027



SCHEELS Stryker Sports
Complex



INTRUST Bank Arena



Children's Mercy Hospital
SUMMER 2026



Wichita State Innovation
Campus



McConnell Air Force Base



CONTACT US

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