

SITE

OFFICE/WAREHOUSE WITH DOCK

FOR LEASE 8021 E. MARION RD., SUITE 101, WICHITA, KS 67210

BASE RENT \$7.25/SF (+ CAM)
ESTIMATED CAM \$0.75/SF

AVAILABLE SF
SUITE 101: 12,500± SF

SITE SIZE
110,506± SF (2.54± A)

BUILDING SIZE
35,000± SF

YEAR BUILT
1998

ZONING
LI - LIMITED INDUSTRIAL
AFBPO - AIRFORCE BASE
PROTECTIVE OVERLAY

DOORS
1 DOCK DOOR (8'X9')
2 GRADE LEVEL
(12'X14' & 16'X16')

POWER
3-PHASE

CEILING HEIGHT
22'

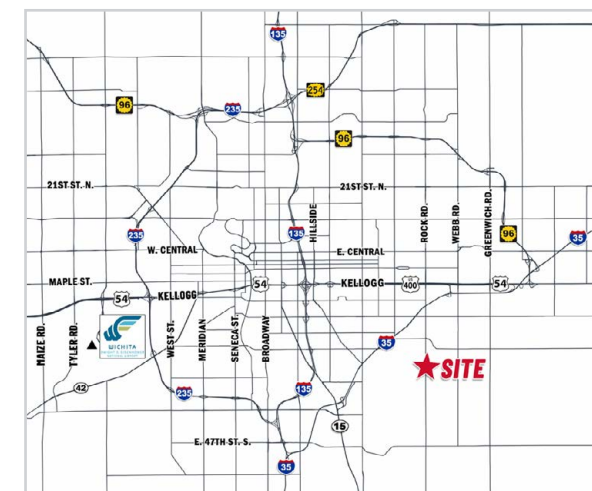
PARKING
36 (ENTIRE BLDG.)

SPRINKLED
WET

CONSTRUCTION
METAL ON STEEL

PROPERTY HIGHLIGHTS

- Well maintained multi-tenant office/warehouse.
- Dock and drive-in loading.
- Located 2.4 miles south of US-54/400/Kellogg near McConnell AFB.



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WEIGAND
COMMERCIAL

AERIAL VIEW



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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