



# WAREHOUSE/DISTRIBUTION

FOR LEASE 8909 E. 35TH ST. N., WICHITA, KS 67226

**LEASE RATE**  
\$29,167/MO. (NN)

**ESTIMATED NN**  
\$1.16/SF

**AVAILABLE SPACE**  
SUITE 100 70,000± SF

**SITE SIZE**  
508,644± SF (11.68± A)

**BUILDING SIZE**  
201,065± SF

**ZONING**  
LIMITED INDUSTRIAL (LI)

**YEAR BUILT**  
1979, 2004

**CEILING HEIGHT**  
22' CLEAR

**OVERHEAD DOORS**  
1 (12' X 16')

**DOCK DOORS**  
8

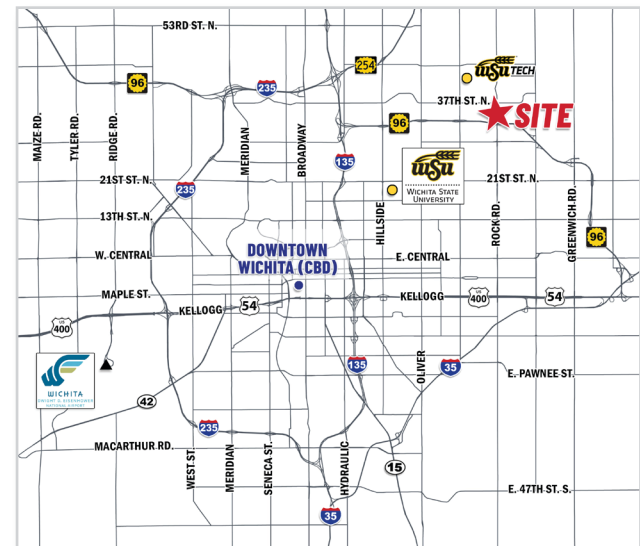
**PARKING**  
100+ SPACES

**SPRINKLED**  
WET

**2025 TAXES**  
GENERALS: \$163,122.80 | SPECIALS: \$60.00

### PROPERTY HIGHLIGHTS

- Warehouse/distribution facility available for lease.
- Docks – pit levelers and edge dock levelers.
- Floors – 8" reinforced concrete.
- LED lighting – warehouse, exterior.
- Split HVAC systems in offices.
- Hanging unit heaters in warehouse.
- Located in close proximity to Hwy. K-96.
- Construction – metal on steel.



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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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