



FLEX / WAREHOUSE / OFFICE SUITE

FOR LEASE 7335 W. 33RD ST. N., WICHITA, KS 67205

LEASE RATE	\$13.00/SF, NNN
ESTIMATED NETS	\$3.50/SF
AVAILABLE SF	3,500 SF
BUILDING SIZE	8,100 SF
CEILING HEIGHT	16'
YEAR BUILT	2005
ZONING	LI

POWER
600 Amps, 3-Phase

PROPERTY HIGHLIGHTS

- High-quality space with doorside parking.
- Fully climate-controlled.
- Space measures approximately 50' x 70'.
- One (1) 12' x 14' overhead door.

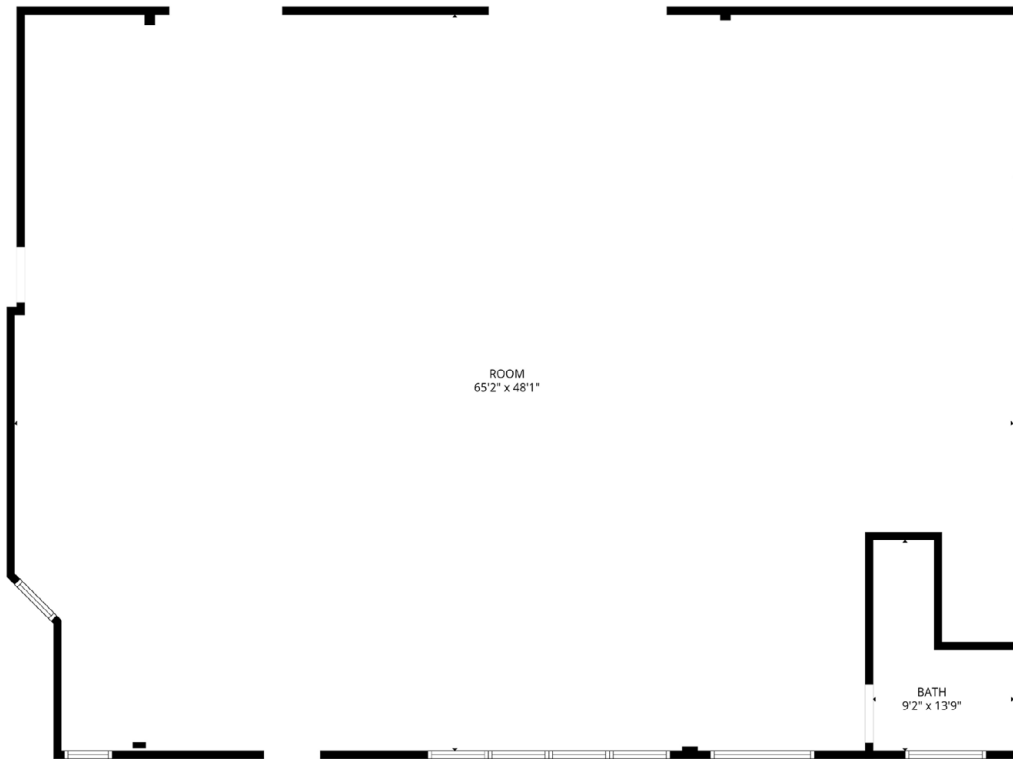
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,540	46,426	127,393
AVG. HH INCOME	\$157,228	\$119,927	\$98,964
MEDIAN AGE	40.6	38.5	38.3
TRAFFIC COUNTS			
29TH & RIDGE RD.			26,608 VPD
37TH & RIDGE RD.			27,429 VPD



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Weigand Real Estate - Commercial
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FLOOR PLAN & INTERIOR



This floor plan is provided for illustrative purposes only and was generated using automated mobile scanning technology. All measurements, dimensions, and square footages are approximate.
This depiction does not constitute an architectural drawing or a legal survey. Interested parties should conduct their own independent field verification.

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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.
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