



INDUSTRIAL BUILDINGS ON 5± ACRES

FOR SALE 821 E. 25TH ST. N., WICHITA, KS 67219

SALE PRICE Contact Broker

BUILDING SIZE 15,416± SF Total

Building 1 (with mezzanine) 7,496± SF

Building 2 2,400± SF

Building 3 4,800± SF

Building 4 (storage) 720± SF

SITE SIZE 223,800 SF (5.14± AC)

YEAR BUILT 1980, 2015

2025 TAXES Generals: \$17,341.01
Specials: \$60.00

ZONING General Industrial

PROPERTY HIGHLIGHTS

- **Building 1 (Shop):** 480 Amp, 3-phase heavy power, (5) 14' overhead doors with 16' clear ceiling height and a 3 ton jib crane and wash bays with heavy duty heated wash tank.
- **Building 1 (Office):** (5) large private offices with reception, 2 bathrooms, and a mezzanine with 1 office and a conference room.
- **Building 2 (Shop):** 40'x60', with large sliding door and heavy power.
- **Building 3 (Shop):** 60'x80', insulated with (4) 14' overhead doors and a slope roof from 17' - 12'.
- **Building 4 (Shed):** 720 SF shed on concrete for storage.
- The 5± acre lot is concrete/asphalt and fenced.

HIGHWAY ACCESS

1.1 Miles

2.0 Miles

3.3 Miles

AREA NEIGHBORS INCLUDE:



TRAFFIC COUNTS

25TH & BROADWAY

9,469 VPD



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ADDITIONAL PHOTOS



Grant Tidemann, SIOR
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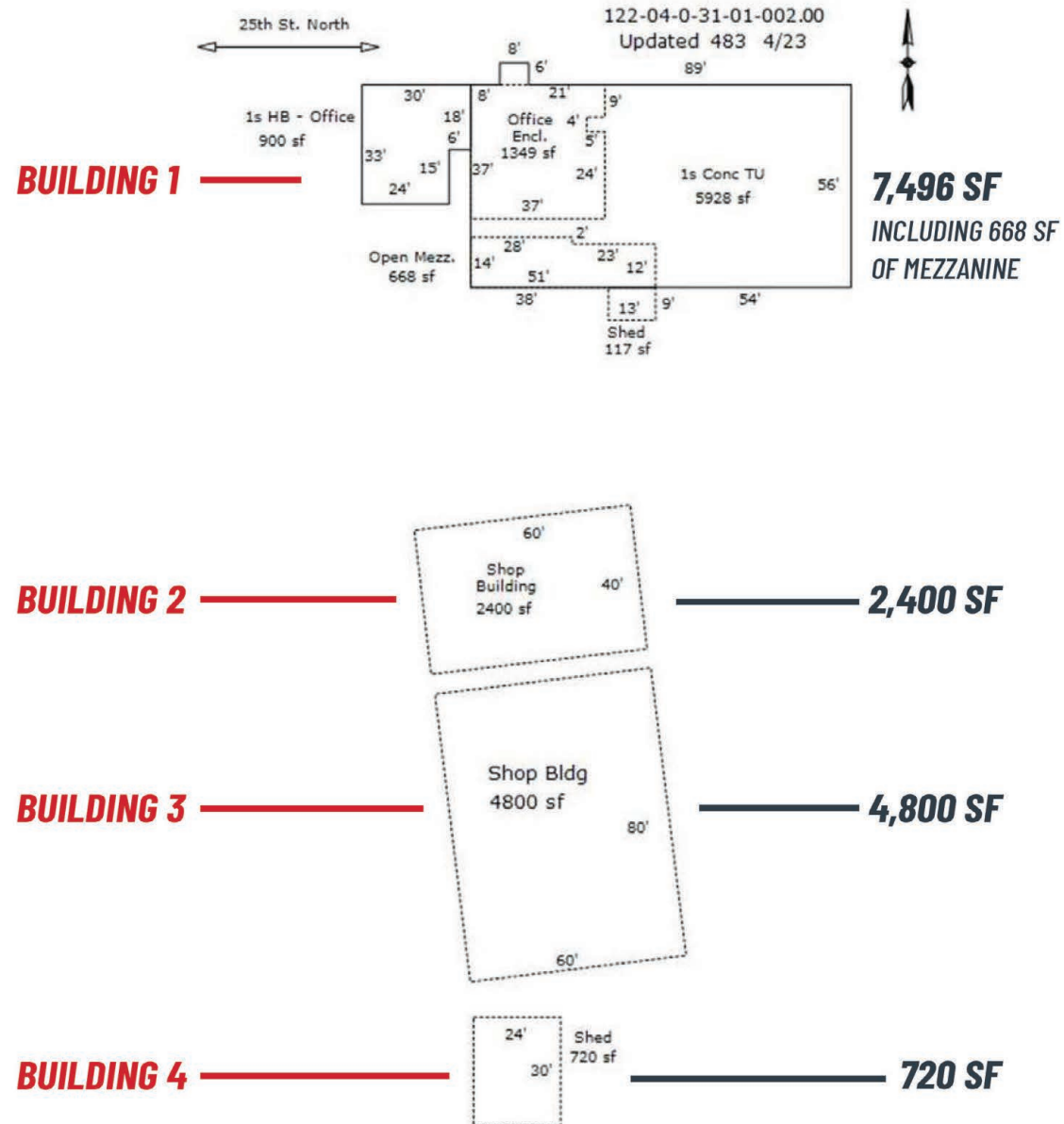
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SITE PLAN



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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.
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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