

# FOR LEASE

9180 E. 35<sup>th</sup> Street North | Wichita, KS 67226  
Warehouse, Distribution, or Industrial Facility

**75,000 SQUARE FEET AVAILABLE NOW**



WAMCAPITALCORP.COM | 316.264.8394 | 1223 N ROCK ROAD | STE E200 | WICHITA, KS 67206

# FOR LEASE

9180 E. 35<sup>th</sup> Street North | Wichita, KS 67226  
Warehouse, Distribution, or Industrial Facility

## FOR MORE INFORMATION, CONTACT

### MARK MICHAELIS

Office: 316-264-8394  
Mobile: 316-641-2832  
mark@wamcapitalcorp.com

### CHRISTIAN M. MADSEN

Office: 316-264-8394  
Mobile: 316-305-7209  
cmadsen@wamcapitalcorp.com

## AVAILABLE NOW

- 75,000 square feet of spec industrial space.
- Highly energy-efficient space with 100% LED lighting.
- Minimum of 30 foot high interior ceiling clearance.
- Interior support columns spaced farther apart for maximum interior flexibility.
- Call us today to visit about how we can finish the interior of the building to suit your needs.

## DETAILS

### BUILDING SIZE

102,000 square feet

### ZONING

Industrial

### PARKING

100 car spaces including ADA spaces to south and west of building. All paving will be 8" reinforced concrete.

### DOCKS

12 – 9' x 10' doors with pit levelers

### DOORS

4 – 12' x 12' drive in doors with operators

### CEILING HEIGHT

30' – 34' clear height

### EXTERIOR

Tilt up concrete walls with low E and reflective film-covered windows on three sides for natural light.

### ROOF TYPE

60 mil TPO membrane (rubber) over R20 insulation and steel roof deck.

### LOCATION

North side of 35<sup>th</sup> Street North, just West of Webb Road

### FLEXIBLE LAYOUT

Can be divided into 25,000 sq. ft. suites.

### YEAR BUILT

Construction under way with completion in February 2019.

### HEATING & AIR CONDITIONING

8 hanging unit heaters - 1,600,000 btu's

### LIGHTING

Interior and exterior LED lighting

### FLOORS

8-inch concrete reinforced with Helix™ micro rebar.

### FIRE SPRINKLER

ESFR (Early Suppression Fast Response) wet system with pump.

### INTERIOR

One row of roof support columns for bay spacing of 31' x 100', allowing for maximum layout options.



# FOR LEASE

9180 E. 35<sup>th</sup> Street North | Wichita, KS 67226  
Warehouse, Distribution, or Industrial Facility

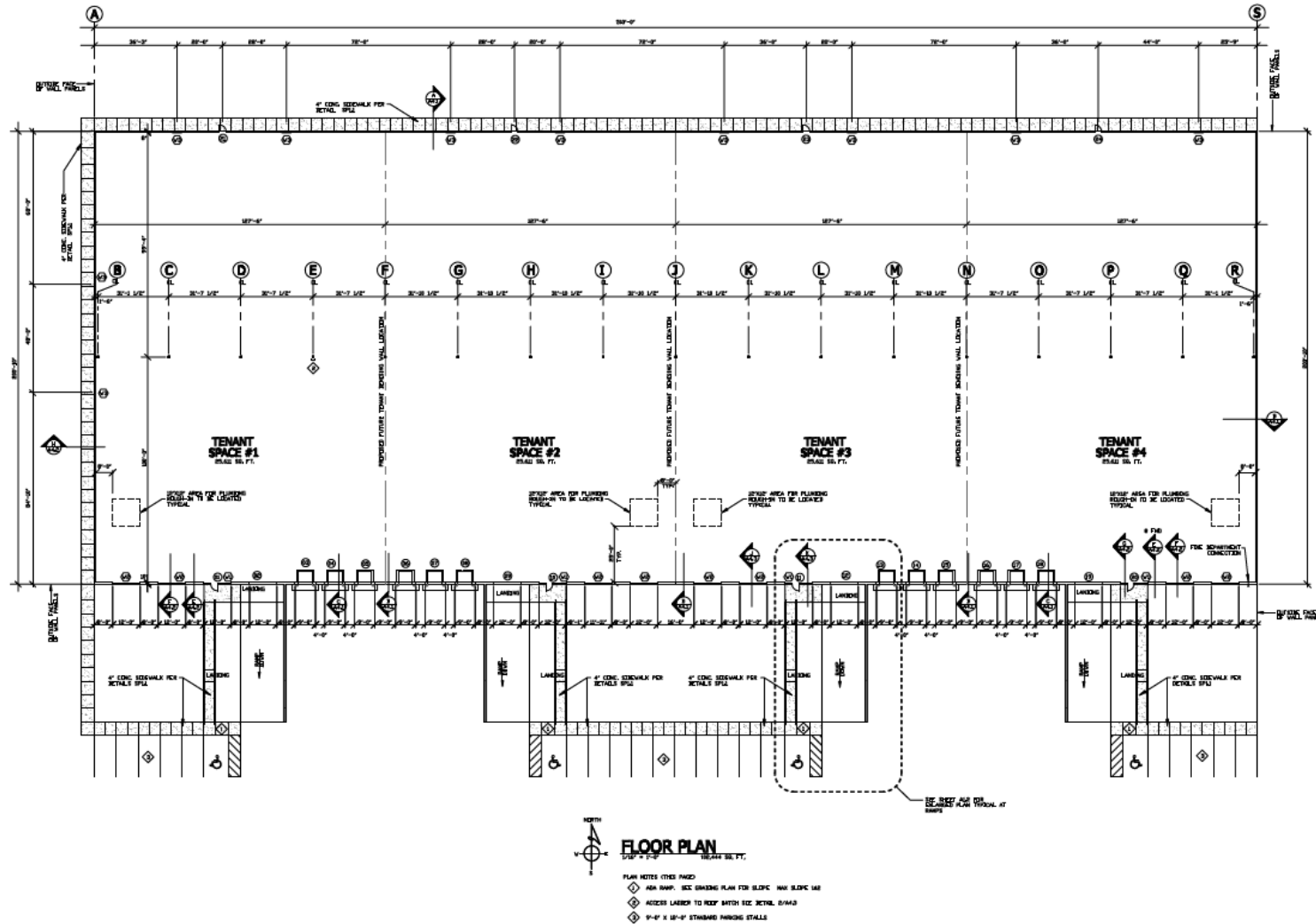


WAMCAPITALCORP.COM | 316.264.8394 | 1223 N ROCK ROAD | STE E200 | WICHITA, KS 67206

# FOR LEASE

9180 E. 35<sup>th</sup> Street North | Wichita, KS 67226  
Warehouse, Distribution, or Industrial Facility

## FLOORPLAN





# FOR LEASE

9180 E. 35<sup>th</sup> Street North | Wichita, KS 67226  
Warehouse, Distribution, or Industrial Facility

## AERIAL VIEW

