

# FOR LEASE

2106 E. Industrial Street | Wichita, KS 67216

Warehouse or Manufacturing Facility

## FOR MORE INFORMATION, CONTACT

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## DETAILS

### BUILDING SIZE

11,230 square feet

### LOT SIZE

25,382 square feet

### ZONING

Light Industrial

### PARKING

Approximately 6 spaces.

### CEILING HEIGHT

Approximately 14 foot

### LIGHTING

LED lighting in offices, T8 lighting in warehouse.

### ELECTRICAL SERVICE

Great setup for light manufacturing with 1,000 amps of 3 phase, 480-volt service.

### LOCATION

Southeast Wichita

Convenient access to I-135

### LEASE RATE

\$3,950 per month plus \$1,249 estimated monthly taxes and insurance

### ROOF TYPE

Modified Bitumen over steel deck and steel bar joists.

### HEATING & AIR CONDITIONING

Warehouse – 2 Unit heaters

Office – 2-Split unit heat & AC

### FLOORS

6-inch reinforced concrete in warehouse, ceramic tile, and carpet in office.

### DOCK DOOR

1 – 10' X 10' dock door with dock pit

### DRIVE IN DOOR

1 – 9' X 10' door with operator

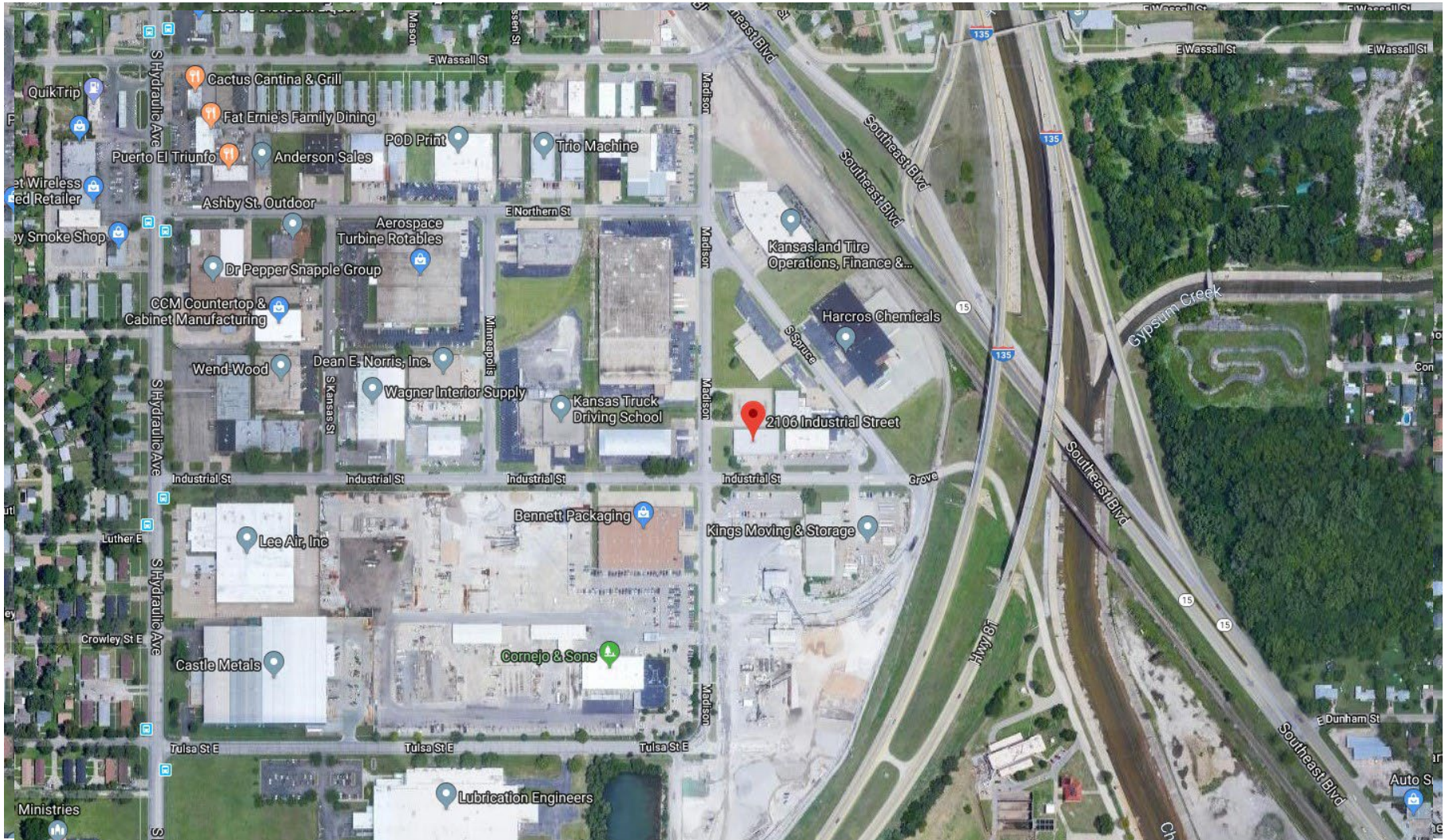


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## AERIAL VIEW



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## FLOOR PLAN

