

# FOR LEASE

2901 S. Madison Avenue | Wichita, KS 67216

Warehouse

## FOR MORE INFORMATION, CONTACT

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## DETAILS

### AVAILABLE SPACE

99,110 square feet

### LOT SIZE

181,166 square feet

### ZONING

Limited Industrial

### PARKING

Ample

### CEILING HEIGHT

Approximately 14-18 feet

### LIGHTING

T8 lighting in offices, T8 lighting in warehouse

### FIRE SPRINKLER

Wet sprinkler system throughout building.

### INTERIOR DETAILS

Office remodeled in 2016 – new flooring and paint. Some pallet racking and office furniture to stay.

### LOCATION

Near the intersection of K-15 and I-135

### DOCK DOORS

10 docks, 8'X8'

### ROOF TYPE

Ballasted TPO, installed in 2016.

### HEATING & AIR CONDITIONING

Warehouse – Fully heated and cooled  
Office – Split unit heat & AC

### FLOORS

6-inch reinforced concrete in warehouse. Offices have carpet tile, ceramic tile, and vct flooring.

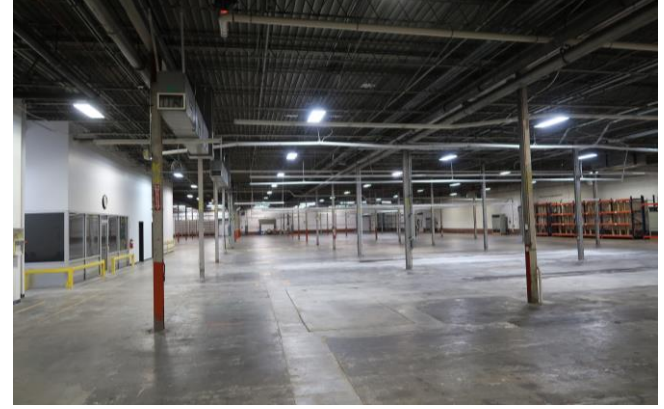
### EXTERIOR DETAILS

6" concrete and asphalt parking/truck approach. 100% masonry construction of exterior walls.



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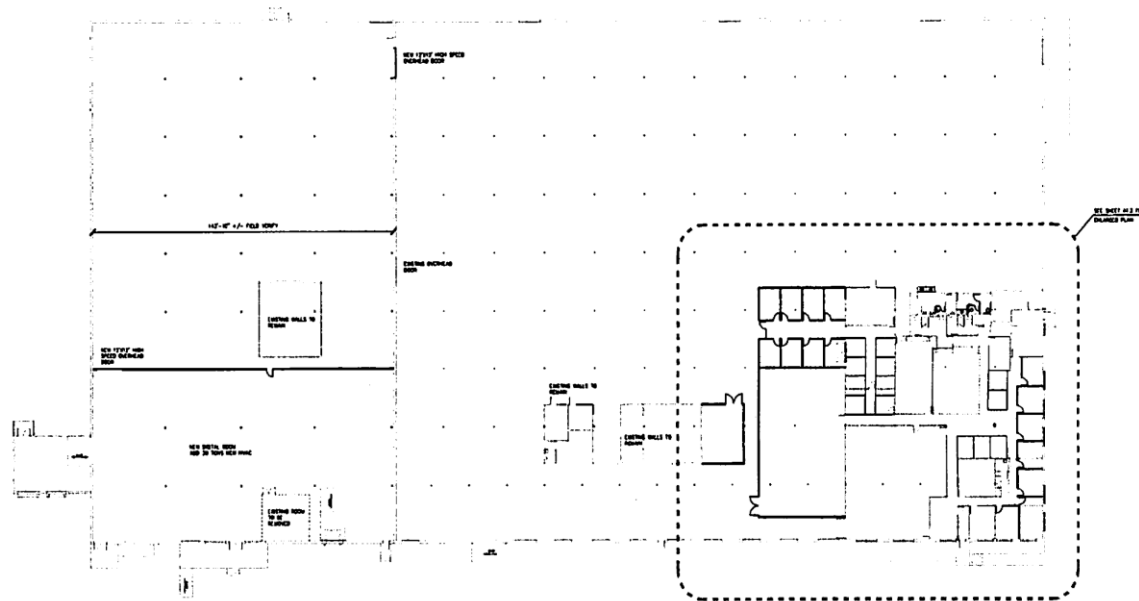
## AERIAL VIEW



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## FLOOR PLAN



**FULL BUILDING PLAN**  
A1.1 1/8" = 1'-0"

**LEGEND**

- EXISTING WALL TO REMAIN
- - - - - EXISTING WALL TO BE REMOVED
- ..... EXISTING WALL TO BE RELOCATED

**Folger and Associates, Inc.**  
a r c h i t e c t u r e  
1101 OUAL CREEK DRIVE, SANGA 316-726-9940

**MICHAELIS REAL ESTATE**  
PRINTING INC. REMODEL  
2901 S. MADISON WICHITA, KANSAS

REV  
FLOOR PLAN  
**A1.1**

