

# FOR LEASE

8909 E. 35th Street North | Wichita, KS 67226

Warehouse, Distribution, or Industrial Facility

Available November 1, 2019



WAMCAPITALCORP.COM | 316.264.8394 | POSTAL BOX 247 | WICHITA, KS 67201

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## FOR MORE INFORMATION, CONTACT

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## Available November 1, 2019

- 200,000 square feet of industrial space with adjoining land for building expansion
- Offices were recently repainted and had new carpet tile installed
- Highly energy efficient with T5 & T8 fluorescent interior lighting and LED exterior lighting
- Large tornado/storm shelter located in SE corner of the building
- 24 foot high minimum interior ceiling clearance
- Could be divided into 2 spaces, docks located at both ends of the building
- Call us today to visit about how this building could suit your needs

## DETAILS

### BUILDING SIZE

200,000 square feet

### ZONING

Light Industrial

### PARKING

100 car spaces including ADA spaces  
, all paving 7" reinforced concrete

### DOCKS

15 - doors with pit levelers and edge  
dock levelers

### DOORS

1 - 12'x16' drive in door with  
operators

### CEILING HEIGHT

24 foot clear height

### EXTERIOR

Pre engineered steel building

### ROOF TYPE

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

### LOCATION

NE Wichita, South side of 35<sup>th</sup> Street  
North, just West of Webb Rd.

### FLEXIBLE LAYOUT

Can be divided into two or more  
suites

### HEATING & AIR CONDITIONING

Several hanging unit heaters  
throughout and split HVAC units for  
offices

### LIGHTING

Interior T5 & T8 fluorescent and  
exterior LED lighting

### FLOORS

6-inch reinforced concrete

### FIRE SPRINKLER

Wet sprinkler system throughout

### INTERIOR

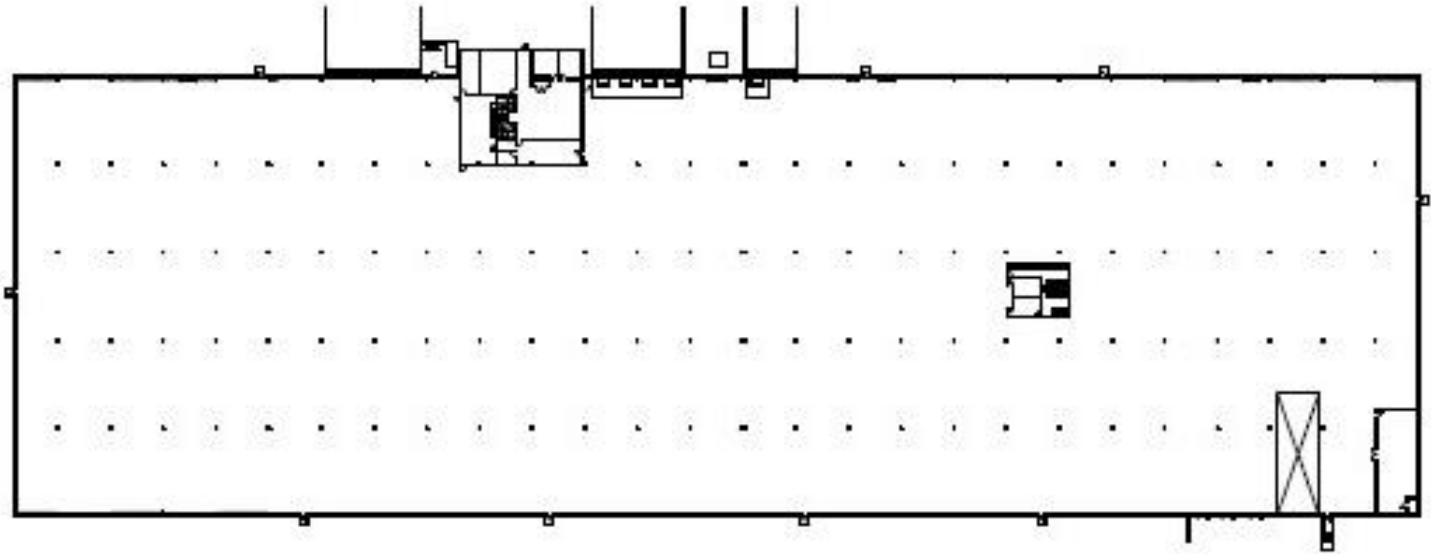
Nicely finished office, large break  
room, several bathrooms, and  
storm shelter




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## Floorplan



**FLOOR PLAN** 



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## AERIAL VIEW

