

FOR LEASE

4615 N. Cypress | Bel Aire, KS 67226

Flex Business Suites

FOR MORE INFORMATION, CONTACT

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DETAILS

AVAILABLE SUITE SIZES

1,800-9,000 Square feet

ZONING

Light industrial

PARKING

Ample parking around the buildings

DOORS

Overhead doors – 12'x14'

CEILING HEIGHT

20' in warehouse, 10'4" - 9'6" in offices

INTERIOR BUILD OUT

Allowance for interior office/bathroom build out for initial leases with a term of 5 years or more

PROPERTY TAX ABATEMENT

95% property tax abatement on improvements for initial 4 years, 50% abatement for second 5 years if certain requirements are met

LEASE RATE

\$12/square foot annually NNN. Free monthly rent available with a qualifying lease.

LOCATION

West of the intersection of 45th N. and Webb Rd.

USES

Flex space designed for use as warehouse, distribution, light industrial with corresponding office space as needed

CONSTRUCTION

Steel buildings, fully insulated with decorative exterior metal panels

ROOF TYPE

Standing seam metal panels

HEATING & AIR CONDITIONING

Split HVAC system in the offices, warehouse heated with hanging unit heaters

LIGHTING

100% LED interior and exterior

FLOORS

6-inch reinforced concrete throughout



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

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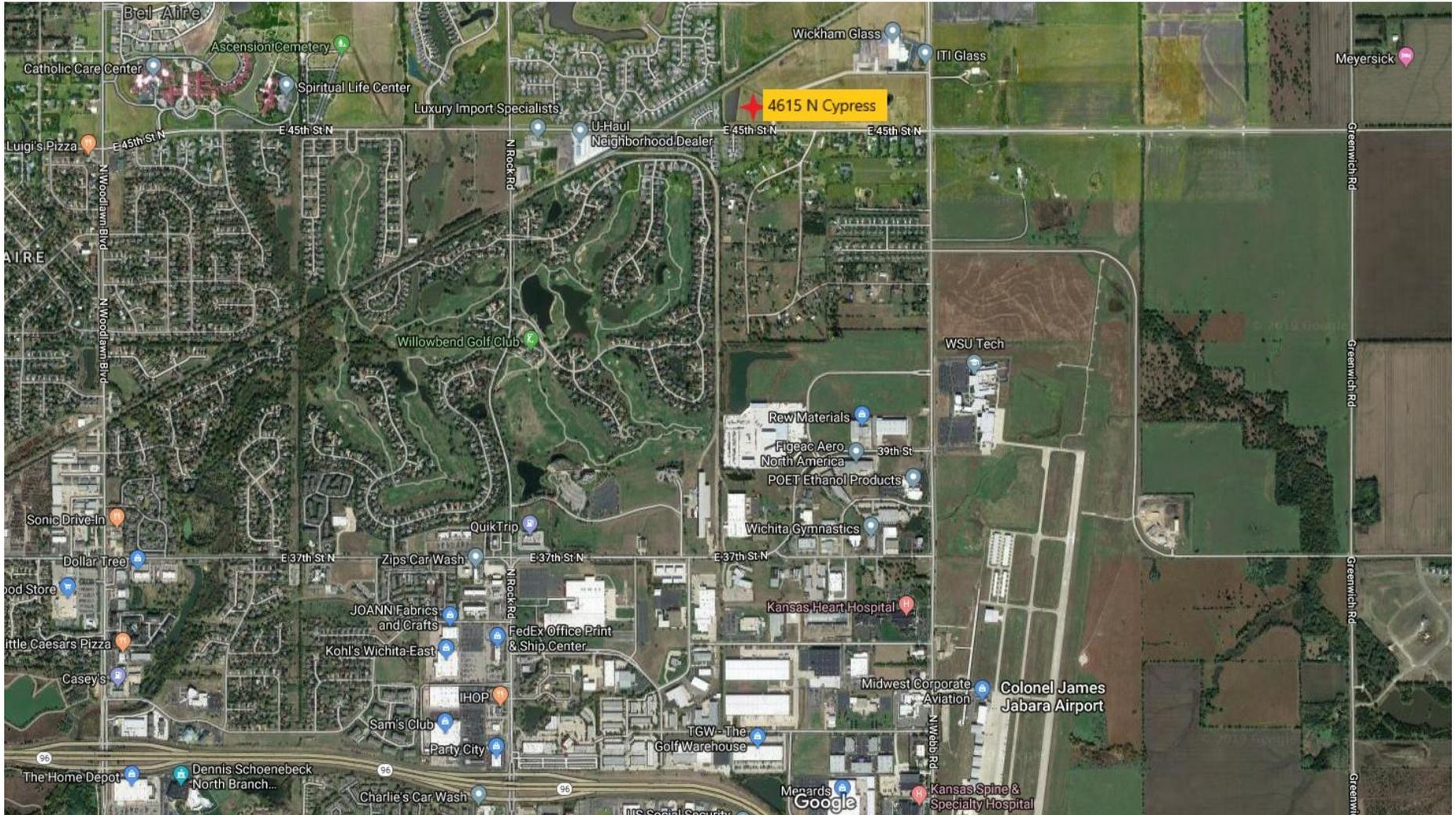


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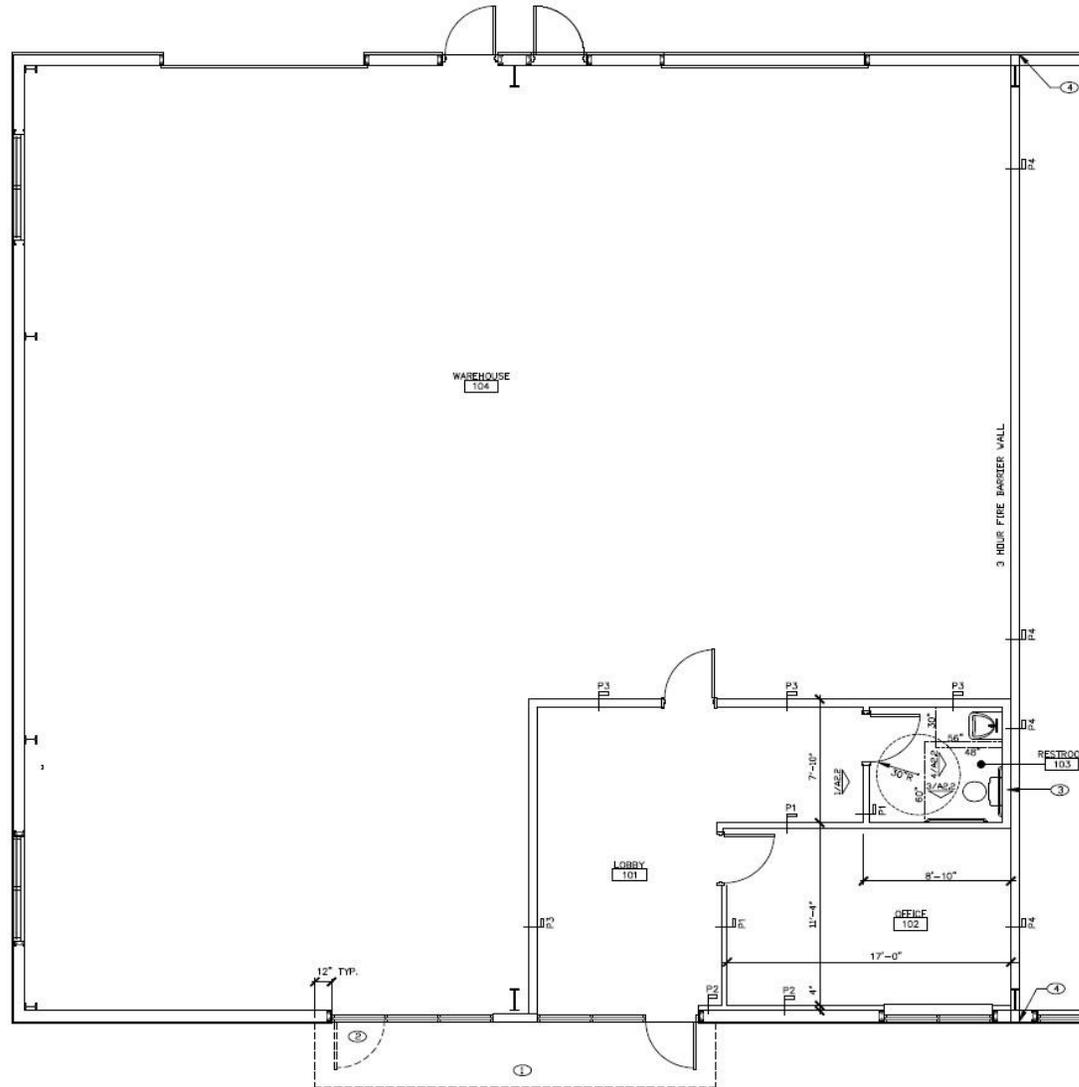
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SAMPLE OFFICE FLOOR PLAN



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LANDSCAPE PLAN



Landscape Plan

WAM Capital Corp.
Lots 1&2 Blk 2 Bel Aire Industry Park
sheet: 1 of 2 scale: 1" = 40'
date: 4/9/19 project: #19015

FOSTER DESIGN Associates LLC
landscape architecture & planning
1415 E. 2nd Street N. Wichita, KS - 316-262-4525
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