

# FOR LEASE

1725 E. Wassall | Wichita, KS 67216  
Warehouse or Distribution Facility

## FOR MORE INFORMATION, CONTACT

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## DETAILS

### TOTAL BUILDING SIZE

5,005 square feet

### LOT SIZE

14,043 square feet

### ZONING

Limited Commercial

### PARKING

10 spaces in east lot

### CEILING HEIGHT

Approximately 12' clear

### LIGHTING

T8 lighting in offices,  
LED lighting in warehouse,  
and LED lighting around  
the exterior of the building

### LOCATION

Southeast Wichita  
Convenient access to I-135

### LEASE RATE

\$2,500 per month plus  
\$596 estimated monthly  
taxes and insurance

### ROOF TYPE

Ballasted EPDM over concrete roof  
deck.

### HEATING & AIR CONDITIONING

Warehouse – Fully heated  
Office – Split unit heat & AC

### FLOORS

Carpet and ceramic tile in offices  
6-inch reinforced concrete in  
warehouse.

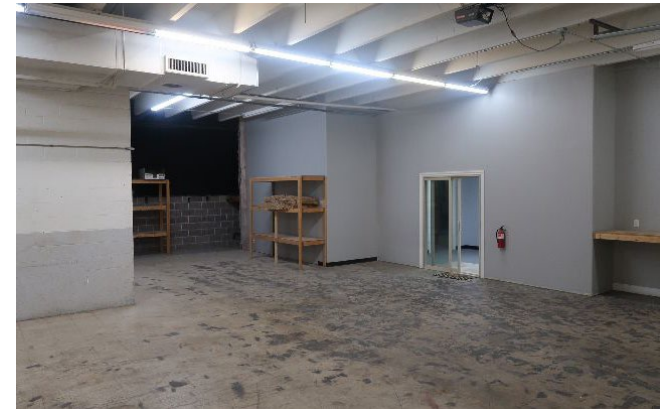
### DRIVE IN DOOR

1 – 9' X 10' door with operator



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

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## FLOOR PLAN





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## AERIAL VIEW

