

# FOR LEASE

1729 S. Sabin Street | Wichita, KS 67209  
Warehouse, Manufacturing, or Distribution Facility

## FOR MORE INFORMATION, CONTACT

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## DETAILS

### AVAILABLE SPACE

31,672 square feet

### TOTAL BUILDING SIZE

31,672 square feet

### LOT SIZE

56,812 square feet

### ZONING

Limited Industrial

### PARKING

Ample parking to the east and south of the building on asphalt lot

### CEILING HEIGHT

Approximately 18-22' clear

### LIGHTING

T8 lighting in offices, T5 lighting in warehouse, and LED lighting around the exterior of the building.

### ELECTRICAL SERVICE

1700 amps, 3 phase, 240 volt

### LOCATION

Southwest of the intersection of US 54/400 and West Street

### LEASE RATE

\$10,800 per month plus \$3,472 estimated monthly taxes and insurance

### ROOF TYPE

EPDM rubber membrane

### HEATING & AIR CONDITIONING

Warehouse – Fully heated  
Office – Split unit heat & AC

### FLOORS

6-inch reinforced concrete in warehouse.

### DOCK DOORS

(2) - 9'x10' dock doors with edge style levelers

### EXTERIOR DETAILS

Prestressed concrete panels for both the walls and the roof deck



