

FOR LEASE

1729 S. Sabin | Wichita, KS 67209

Warehouse, Distribution, or Manufacturing Facility

FOR MORE INFORMATION, CONTACT

CHRISTIAN M. MADSEN

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DETAILS

AVAILABLE SPACE

31,280 square feet

TOTAL BUILDING SIZE

31,280 square feet

LOT SIZE

56,628 square feet

ZONING

Limited Industrial

PARKING

30 striped parking spaces

CEILING HEIGHT

18-22' clear

ACCESS DOORS

2 dock doors
4 drive in doors

ELECTRICAL SERVICE

1700 Amps, 240 Volt 3 Phase

DOCK DOORS

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

FIRE SPRINKLER SYSTEM

Wet fire sprinkler system

LOCATION

West Wichita
Convenient access to I-135 / I-35 &
I-235 highways.

LEASE RATE

\$14,337.00 per month
plus \$3,790.00 estimated
monthly taxes and insurance.

ROOF TYPE

Built up gravel and EPDM

HEATING & AIR CONDITIONING

Warehouse – Fully heated
Office – Split unit heat & AC

FLOORS

Carpet, ceramic tile, and 6" concrete

LIGHTING

Warehouse – LED
Exterior – LED
Interior – T8 in offices

EXTERIOR DETAILS

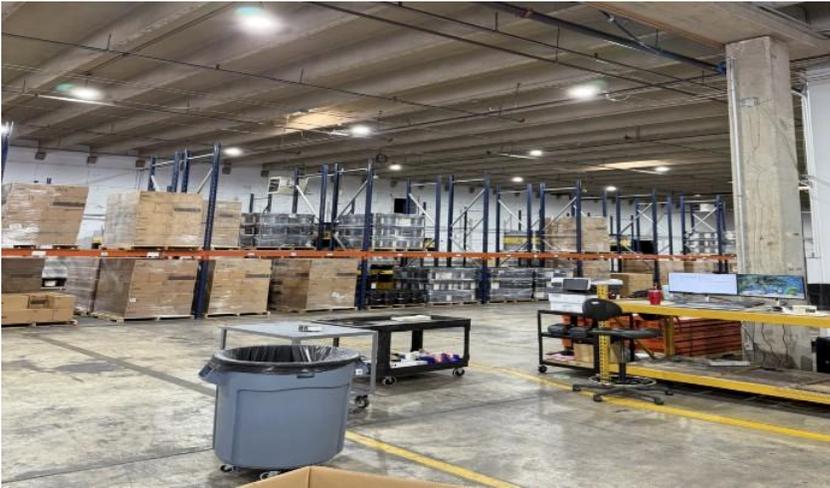
Prestressed concrete panels for both
the walls and the roof deck



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

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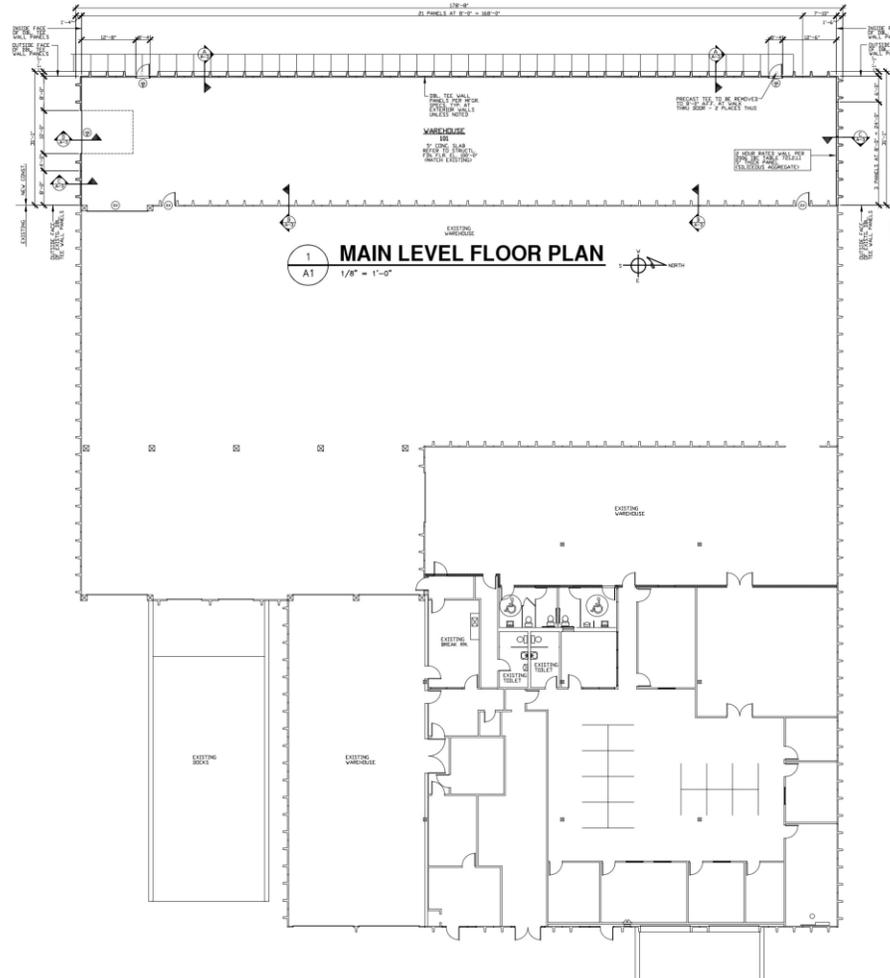
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FLOOR PLAN



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AERIAL VIEW

