

FOR LEASE

3001 South Madison | Wichita, KS 67216

Warehouse, Manufacturing, or Distribution Facility

FOR MORE INFORMATION, CONTACT

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DETAILS

AVAILABLE SPACE

52,710 square feet

TOTAL BUILDING SIZE

Main floor: 48,586 SF
Mezzanine: 4,124 SF
Total: 52,710 SF

OFFICE FOOTAGE:

Approximately 8,248 SF
(4,124 mezzanine &
4,124 main floor)

LOT SIZE

88,125 square feet

ZONING

Limited Industrial

PARKING

44 parking spaces

CEILING HEIGHT

Approximately 22 foot

LIGHTING

T5 fluorescent lighting warehouse
LED on exterior
T8 fluorescent lighting in office

LOCATION

Southeast Wichita
Convenient access to I-135

LEASE RATE

\$19,190 per month plus \$3,832 estimated
monthly taxes and insurance

ROOF TYPE

Fleece back TPO

HEATING & AIR CONDITIONING

Warehouse – Fully heated
and 2 Big Ass Fans
Office – 3 split HVAC units

FLOORS

Warehouse- 6" reinforced concrete
Office – carpet & vinyl composition tile &
ceramic tile.

LOADING DOCKS/ACCESS DOORS

4 – Overhead Dock Doors,
8' W x 9' H with dock edge levelers
1 – Overhead drive-in door, 20' W x 14' H
1 – Overhead drive-in door, 10' W x 14' H

EXTERIOR DETAILS

One story, plus small mezzanine,
prestressed concrete.



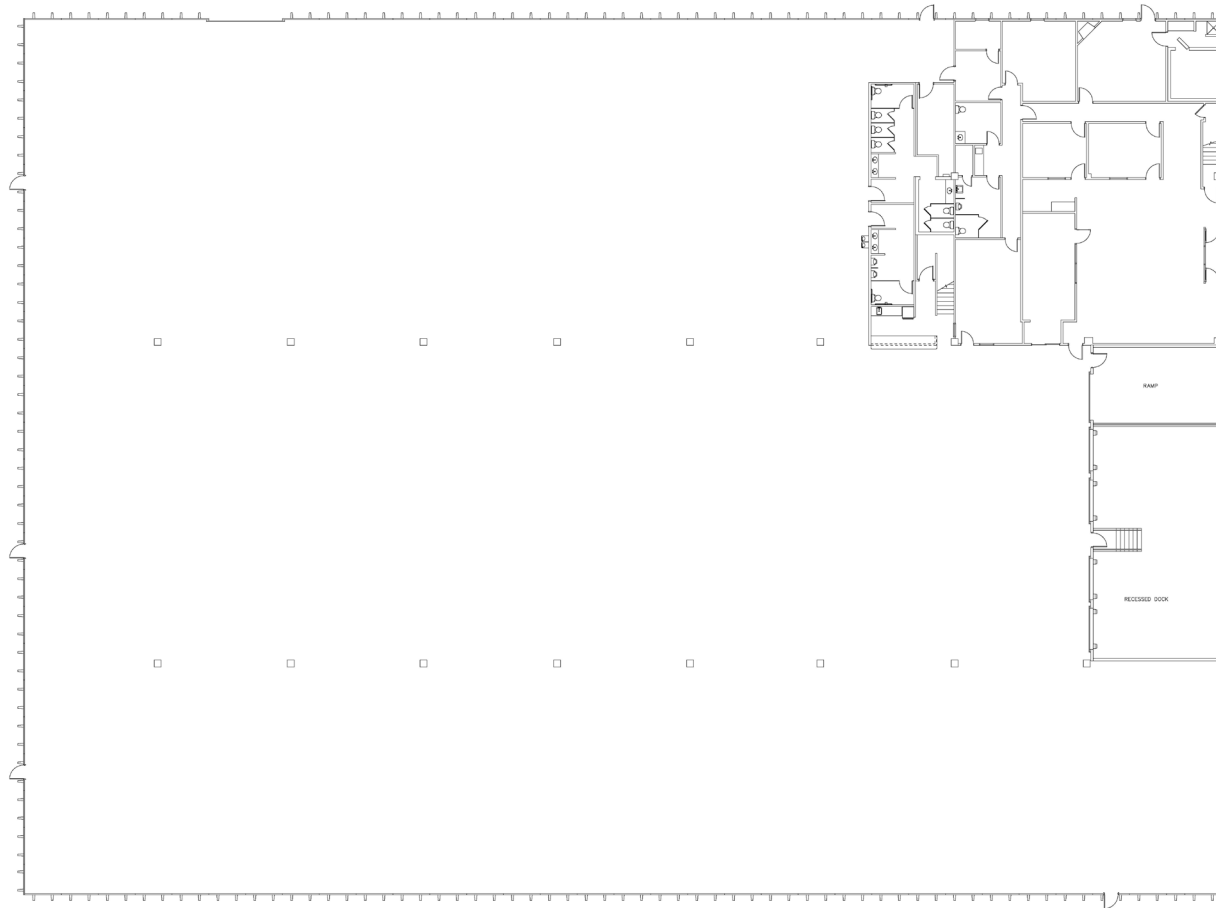
WAMLLC.COM | 316.264.8394 | 1223 N ROCK ROAD | STE E200 | WICHITA, KS 67206

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FLOOR PLAN



NORTH
MAIN LEVEL PLAN
A1.1 1/8" = 1'-0"

Folger and Associates, Inc.
Architecture
1005 S.W. 40th STREET, WICHITA, KANSAS 67209-7909

WAM CAPITAL CORP.
EXISTING PLAN
3001 MADISON WICHITA, KANSAS

3-21-24 EXISTING PLAN

EXISTING FLOOR PLAN

A1.1



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3001 S. Madison Avenue | Wichita, KS 67216
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AERIAL

