

For Sale or Lease

Office/Manufacturing/Warehouse

Wichita, KS



2516 & 2520 S. Sheridan

Wichita, Kansas 67217

Property Highlights

- Three buildings totaling 72,714 SF
 - 2516: 44,612 SF
 - 2520: 28,102 SF
 - Bldg 1: 22,052 SF
 - Bldg 2: 6,050 SF
- Located in southwest Wichita
- Site Area: 3 Acres
- Ceiling Heights: 16' to 20'
- T5 Lighting Throughout
- Buildings are 100% Air Conditioned
- Electric Service is 2,000 Amp
- Easy Access to I-235
- Zoning: (LI) Limited Industrial
- Sale Price: \$2,600,000
- Lease Rate: \$4.75/SF, Industrial Gross - Landlord pays real estate taxes & structural insurance

OFFERING SUMMARY

Sale Price	\$2,600,000
Lease Rate	\$4.75/SF, Industrial Gross
Lot Size	3 Acres
Available Space	72,714 SF

For more information

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2516 S. SHERIDAN

- 44,612 SF Building
- 368 SF of Office Space
- Built: 1988 and 1989
- Ceiling Height: 16' to 20'
- 4 Overhead Doors
- 100% Air Conditioned
- T5 Lighting Throughout



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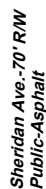
Wichita, KS

2520 S. SHERIDAN

- Two Buildings Totaling 28,102 SF
 - Bldg 1: 22,052 SF
 - Bldg 2: 6,050 SF
- 6,000 SF of Office Space
- Built: 1980
- Ceiling Height: 16'
- 6 Overhead Doors
- 100% Air Conditioned
- T5 Lighting Throughout



2516 & 2520 S. Sheridan



Pawnee & Sheridan



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Southwest Wichita Location

