For Sublease

Office / Warehouse / Manufacturing

97,370 SF | $4.50 SF/yr



8909 E. 35th Street North

Wichita, Kansas 67226

OFFERING SUMMARY	
Available SF	97,370 SF
Sublease Rate	$4.50 SF/yr (Industrial Gross)
Lot Size	12.49 Acres

Property Highlights

- 97,370 SF Office/Warehouse/Manufacturing
- 7,639 SF Office
- Column Spacing 30' x 50'
- Good access to K-96
- Ceiling height: 24'
- Lighting: T5 in warehouse / T8 in office
- Wet fire sprinkler system throughout
- Lot Size: 12.49 acres
- Zoning: Limited Industrial
- 3,000 amp, 480 volt three-phase power
- 100+ parking stalls with ample truck trailer space
- 1 drive-in door / 8 exterior docks
- Roof: 60 mil TPO with insulation, installed in 2013
- Sublease Rate: $4.50/SF, Industrial Gross
  - Sublease through 10/31/2024

For more information

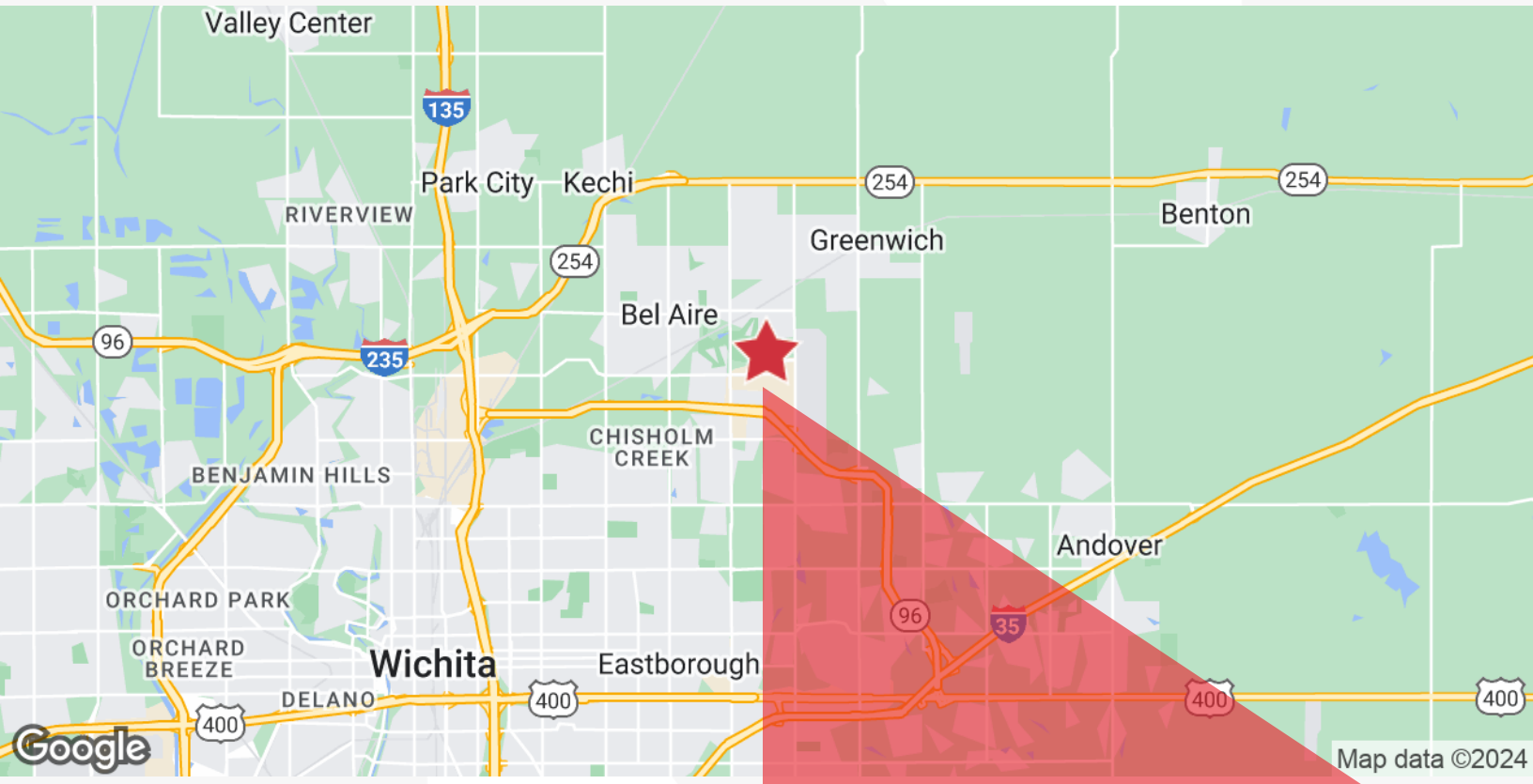
Scott Salome, SIOR

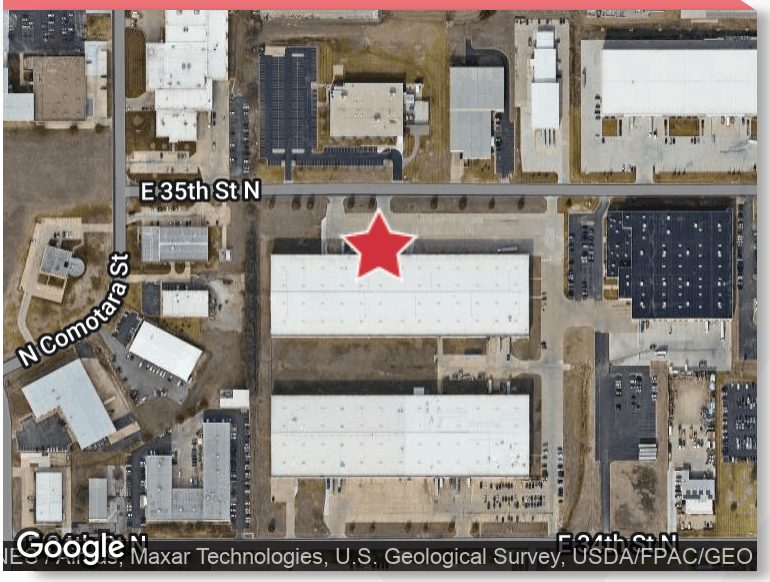
O: 316 847 4903

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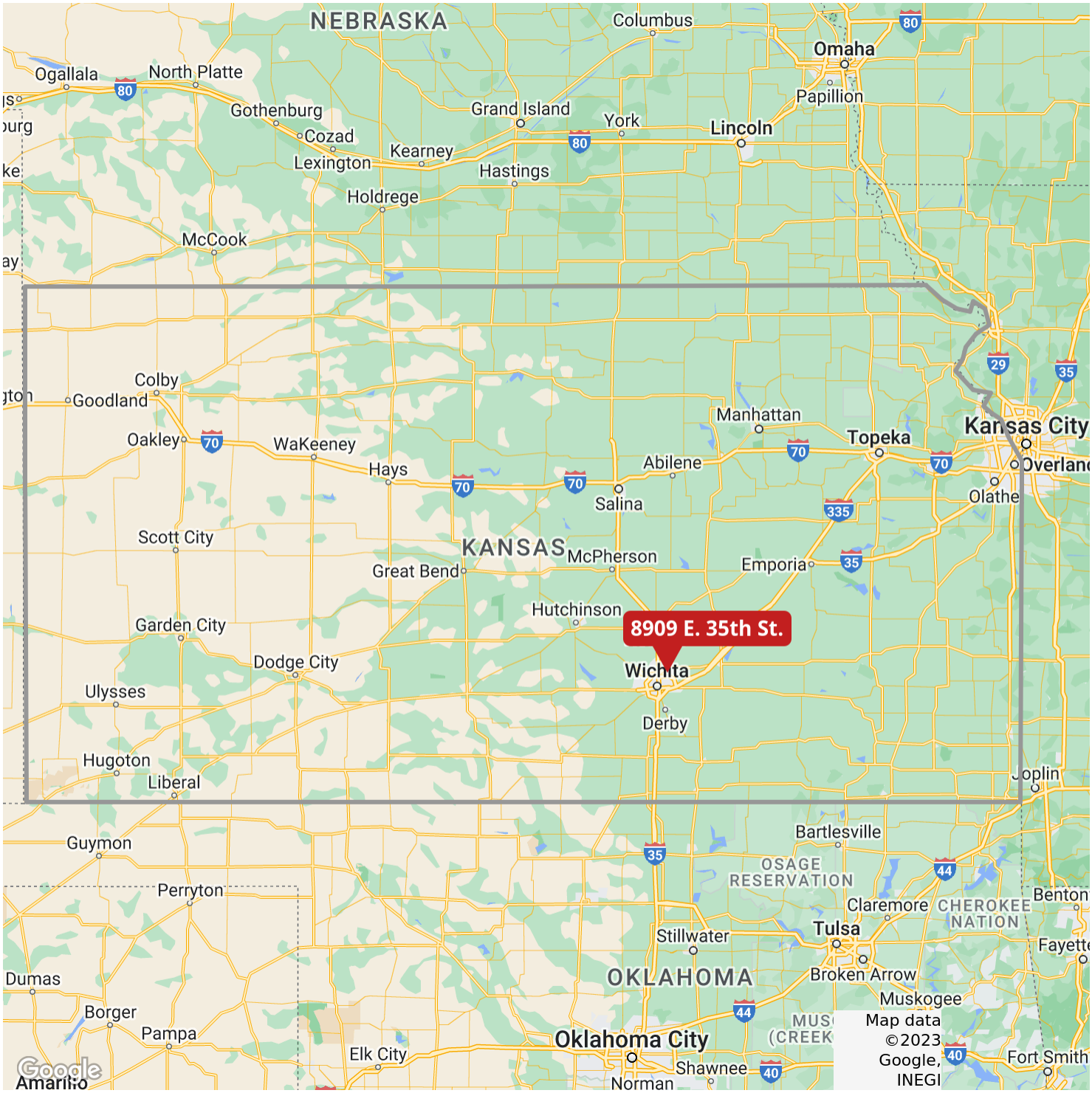
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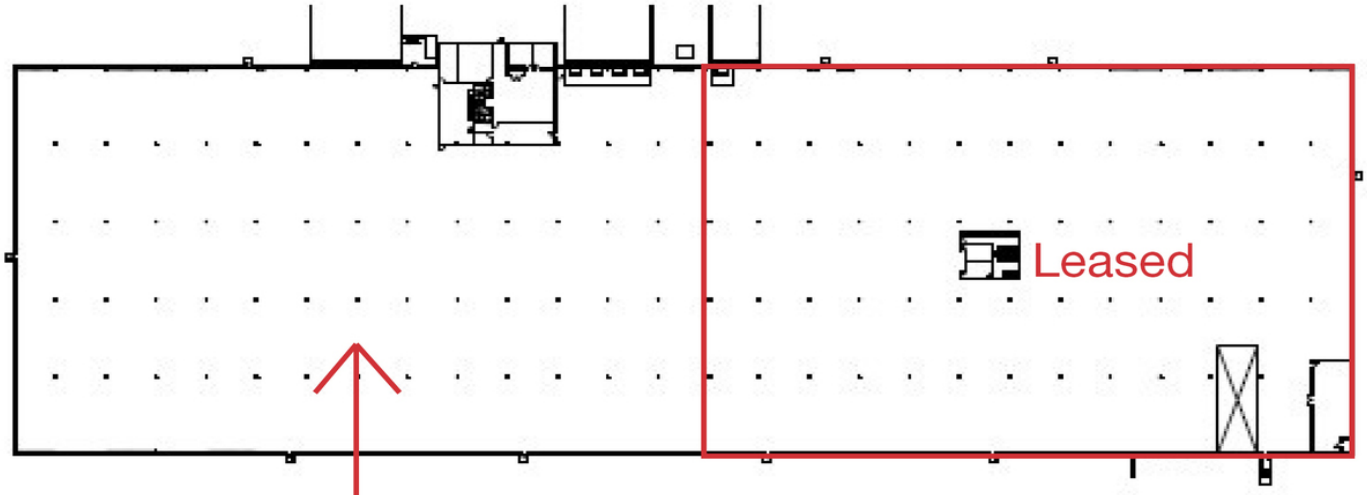
NAIMartens

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Available

FLOOR PLAN





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