

For Sale or Lease

# Office-Warehouse Building

17,795 SF



## Office/Warehouse Available

5200 E. 31st St S  
Wichita, Kansas 67210

### Property Highlights

- Fully Air-Conditioned
- Located near McConnell Air Force Base/Spirit Aerosystems
- Large lot optimal for continued expansion
- 3-phase power
- Peak Ceiling Height - 23 feet
- Ample parking on site

### Property Description

NAI Martens presents an opportunity to acquire an office/warehouse building near McConnell Air Force Base and Spirit Aerosystems. This Smith constructed building is fully air-conditioned, a peak ceiling height of 23 feet, excess land for expansion, and quick access to I-35 Turnpike and K-15 Highway.

#### OFFERING SUMMARY

|                      |                       |
|----------------------|-----------------------|
| <b>Sale Price</b>    | See Agent             |
| <b>Lease Rate</b>    | See Agent             |
| <b>Year Built</b>    | 1992                  |
| <b>Zoning</b>        | "GO" - General Office |
| <b>Building Size</b> | 17,795 SF             |

#### DEMOGRAPHICS

| Stats           | Population | Avg. HH Income |
|-----------------|------------|----------------|
| <b>1 Mile</b>   | 2,729      | \$36,478       |
| <b>5 Miles</b>  | 163,846    | \$50,230       |
| <b>10 Miles</b> | 440,748    | \$57,603       |

For more information

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## Additional Photos

