

For Sale

# Industrial

6,500 SF



## Bel Aire Office/Warehouse

Bel Aire, Kansas 67220

### Property Highlights

- 6,500 SF showroom/office/warehouse building
- 4,100 SF available to occupy
- Current configuration allows for 2 tenants
- Two overhead doors: 10' x 12'
- Ceiling height: 14' - 16'
- Fully climate controlled
- Electrical: 200-Amp, 3-Phase

### OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	0.4 Acres
Building Size:	6,500 SF
Available Space:	4,100 SF
Lease Rate:	\$7.50/SF, Modified Gross

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,984	17,125	40,427
Total Population	5,092	41,590	99,844
Average HH Income	\$74,411	\$77,151	\$71,351



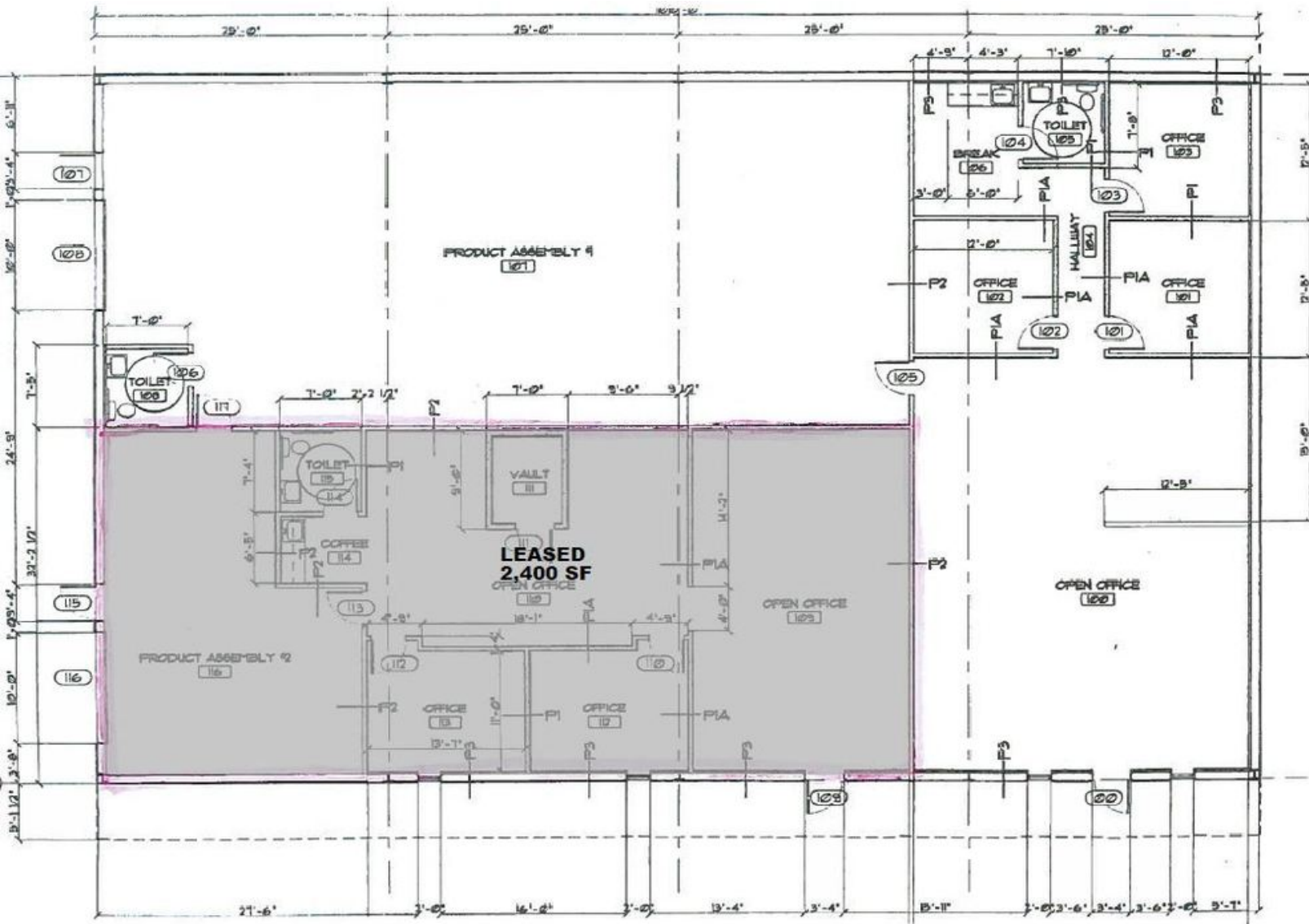
www.naimartens.com

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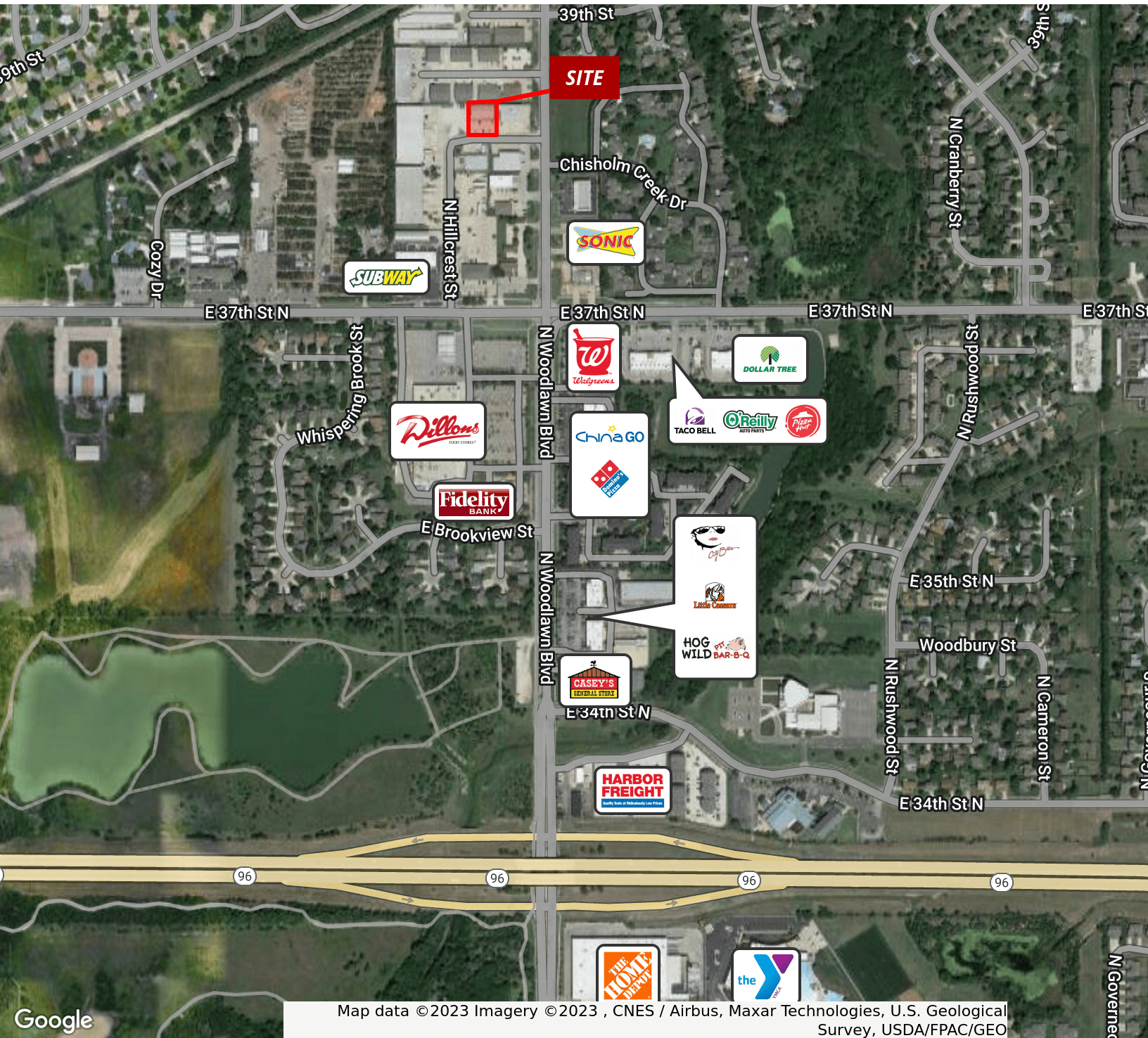
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SHOWROOM/  
OFFICE/WAREHOUSE



6,500 SF



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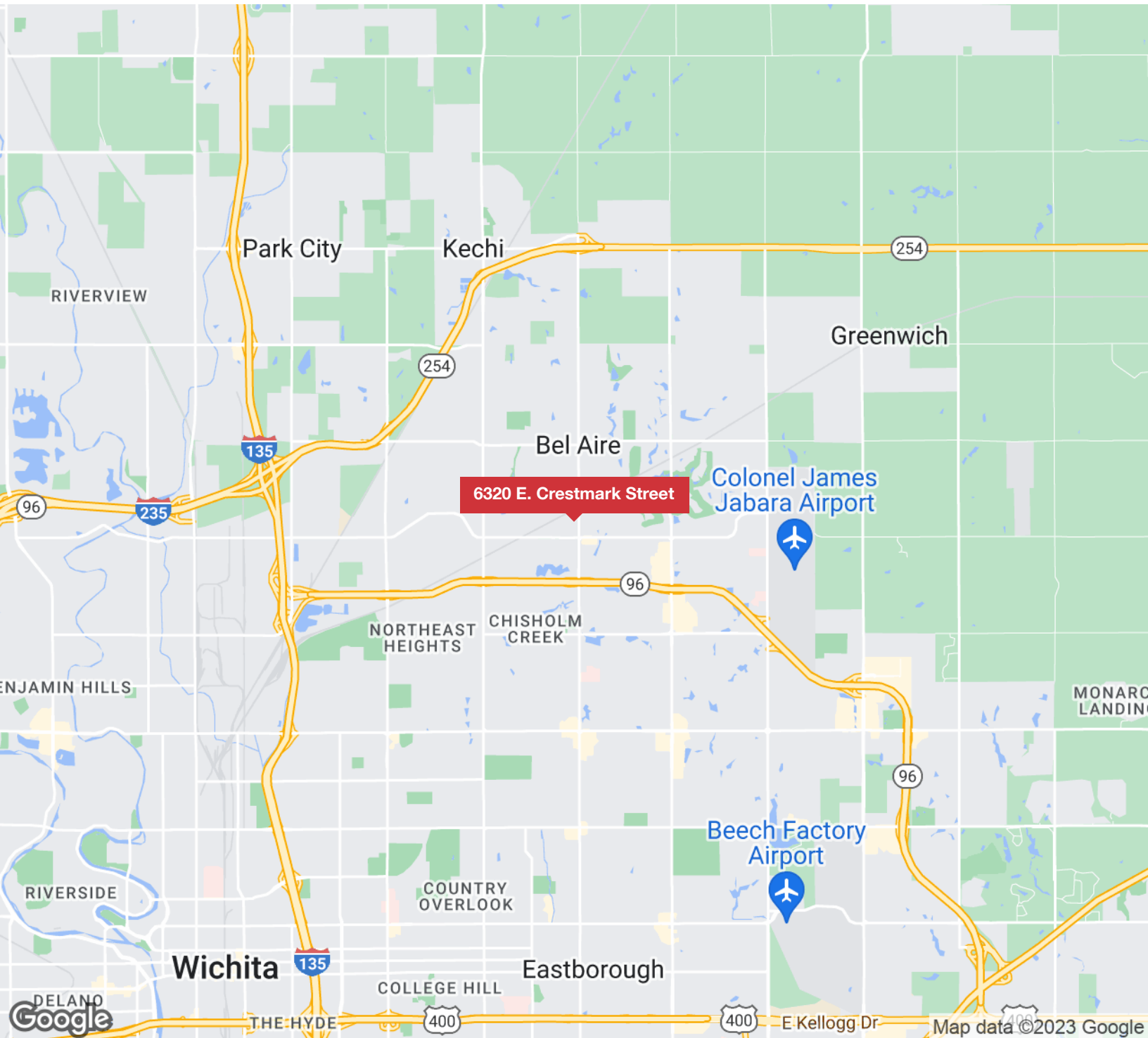
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SHOWROOM/  
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6,500 SF



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