

WASHINGTON OFFICE/WAREHOUSE

1213.1221.1227 S. Washington | Wichita, KS
LEASE RATE \$9.00/SF

SITE SIZE

1213: 19,051 SF
1221: 21,907 SF
1227: 17,509 SF

BUILDING SIZE

1213: 6,400 SF
1221: 4,800 SF
1227: 6,400 SF

AVAILABLE SPACE

1213
OFFICE: 825 SF±
WAREHOUSE: 5,575 SF±
1221
OFFICE: 500 SF±
WAREHOUSE: 4,300 SF±
1227
OFFICE: 825 SF±
WAREHOUSE: 5,575 SF±

YEAR BUILT

1213: 2021
1221: 2017
1227: 2021

POWER

1213: 3-PHASE
1221: 208Y/120V, 600A,
3-PHASE 4W
1227: 120/Y208V, 200A,
3-PHASE

OVERHEAD DOORS

EACH BLDG. 1 @ 14' X 14'

ZONING

LIMITED INDUSTRIAL

CEILING HEIGHT

16'

PARKING

AMPLE

2021 TAXES

1213: GENERALS \$199.31 SPECIALS \$0.00
1221: GENERALS \$7,645.63 SPECIALS \$6.81
1227: GENERALS \$182.60 SPECIALS \$0.00

PROPERTY HIGHLIGHTS

- Newly built, free-standing office/warehouse space available for lease.
- Located near the intersection of Washington and Linclon, south of Oldtown.
- Direct access to Kellogg/US 54 and I-135 via Washington or Lincoln.
- Space configuration includes 2 offices, reception area, kitchenette, and 2 bathrooms.
- Warehouse space is energy efficient with 6" insulated walls and ceiling.



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

WASHINGTON OFFICE/WAREHOUSE

1213.1221.1227 S. Washington | Wichita, KS
LEASE RATE \$9.00/SF

PHOTOS - 1213



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

WASHINGTON OFFICE/WAREHOUSE

1213.1221.1227 S. Washington | Wichita, KS
LEASE RATE \$9.00/SF

PHOTOS - 1221



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

WASHINGTON OFFICE/WAREHOUSE

1213.1221.1227 S. Washington | Wichita, KS
LEASE RATE \$9.00/SF

PHOTOS - 1227



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

WASHINGTON OFFICE/WAREHOUSE

1213.1221.1227 S. Washington | Wichita, KS
LEASE RATE \$9.00/SF

AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com