

# *Office/Warehouse Facility For Sale*

*9310 E. 37th Street Wichita, KS*

Total Building Size - 16,607 Sq. Ft.

*Office - 6,740 sq. ft.*

*Warehouse - 9,867 sq. ft.*

**Presented By  
InSite Real Estate Group**

**Location**

**9310 East 37th Street**

**Property Description**

This 16,607 sq. ft. (Office- 6,740 sq. ft.. Warehouse- 9,867 sq. ft..) industrial building sits on approximately 1.6 acres on the corner of 37th Street and Cypress. It features a climate controlled warehouse, drive-thru & dock-hi overhead doors, natural light throughout the office space, attractive brick and masonry exterior and 39 on-site parking spaces. The large monument signage and convenient truck access at northwest corner (including truck well and ground-level doors) make this building vendor and visitor friendly.

**Building Area (approximate figures)**

Ground Floor	16,607 square feet
Office Space	6,740 square feet
Warehouse/Storage	<u>9,867 square feet</u>
<i>Total</i>	<i>16,607 square feet</i>

**Year Built**

1990

**Building Features**

Construction Type	Masonry Exterior with wood & steel frame
Ceiling Height	12 – 13.5 feet clear height
Roof Type	Single slope membrane system (part of office is gabled corrugated metal) New Roof in November of 2016 (Genflex White .60 mil TPO)
Electrical System	400-amp 240 volt 3-phase
Phone System	NEC
Security System	Ademco monitored by Central Security
Water System	2" service to building - City of Wichita (20" Main)
Natural Gas	Kansas Gas Service (8" Main)
Restrooms	2 in office with showers, plus 1 executive
Conference Room	10-12 person capacity
HVAC	5 zones for office area

<b>Office Space</b>	13 private offices and 3 large open concept office areas. Large break room with sink and dishwasher.								
<b>Warehouse Area</b>	Halide and fluorescent lighting system Approximately 14'+ sidewall height Two ground level overhead doors (10' x 10' and 10' x 11') One 8' x 10' dock-hi overhead door Sealed concrete flooring in the warehouse area 40-gallon hot water tank with recirculating pump system 2 large HVAC units cool west half of warehouse								
<b>Exterior Amenities</b>	Large monument sign 39 parking spaces Convenient truck access at NW corner of building including truck well and ground-level doors Rainbird Underground Sprinkler System								
<b>Legal Description</b>	Lot 4 & Reserve C Block 2, Industrial Air Center Addition								
<b>Gross Land Area</b>	Approximately 69,844 square feet (1.60 acres)								
<b>Sedgwick Co. Tax. Info</b>	<table> <thead> <tr> <th><u>Key Number</u></th> <th><u>General Tax</u></th> <th><u>Special Tax</u></th> <th><u><i>Total 2018 Taxes</i></u></th> </tr> </thead> <tbody> <tr> <td>C-46573</td> <td>\$23,709.78</td> <td>\$5.58</td> <td><b><i>\$23,715.36</i></b></td> </tr> </tbody> </table>	<u>Key Number</u>	<u>General Tax</u>	<u>Special Tax</u>	<u><i>Total 2018 Taxes</i></u>	C-46573	\$23,709.78	\$5.58	<b><i>\$23,715.36</i></b>
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C-46573	\$23,709.78	\$5.58	<b><i>\$23,715.36</i></b>						

**Price**

**PRICE REDUCED!**

~~\$1,350,000~~ **\$1,100,000**

**Contact**

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Reception Area



Private Offices

Conference Room



Common Work Area

**Restrooms With Showers**



**Shared Work Space**



**Reception Area**





Sealed Concrete Flooring

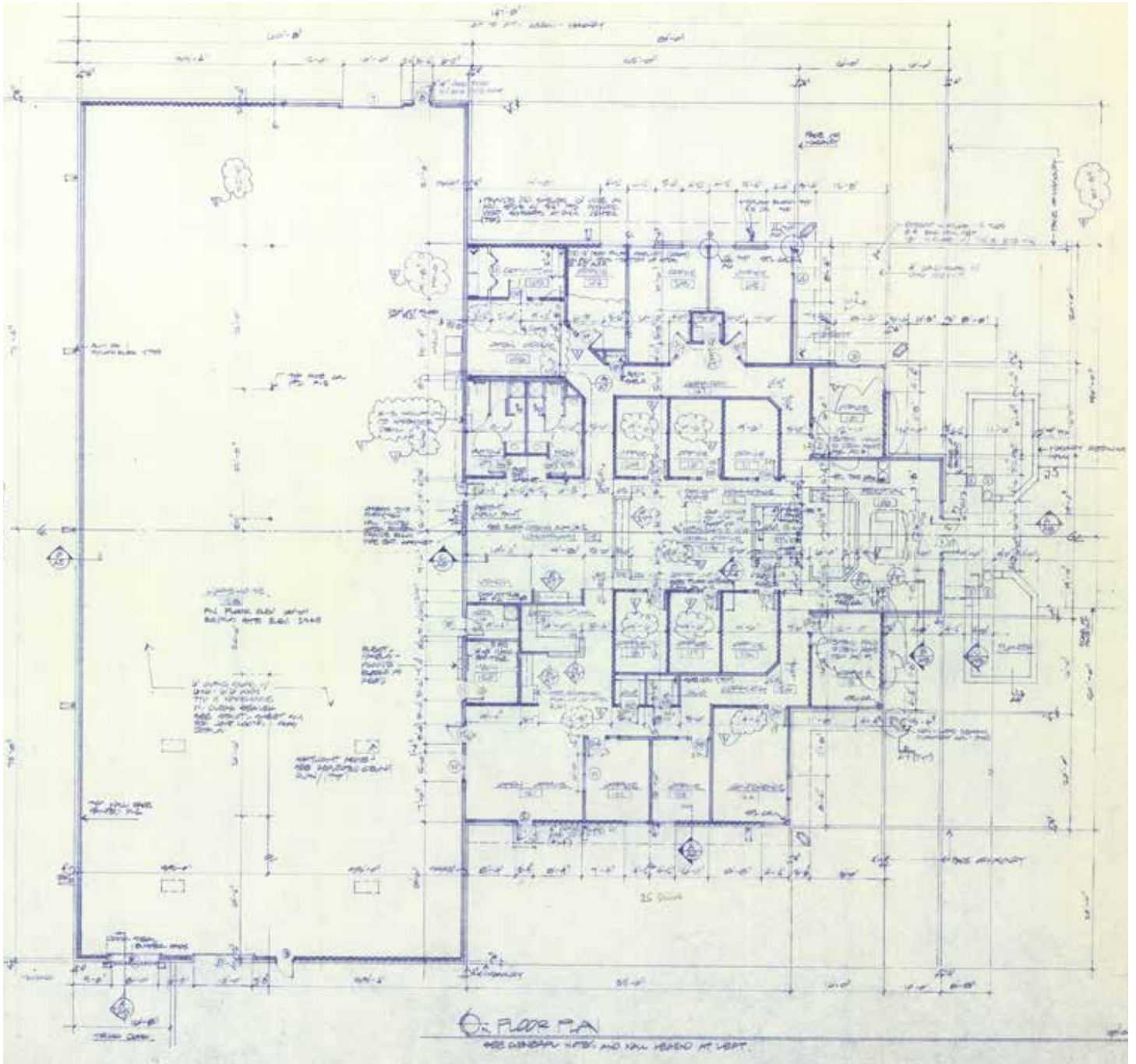


2 Ground Level  
Overhead Doors

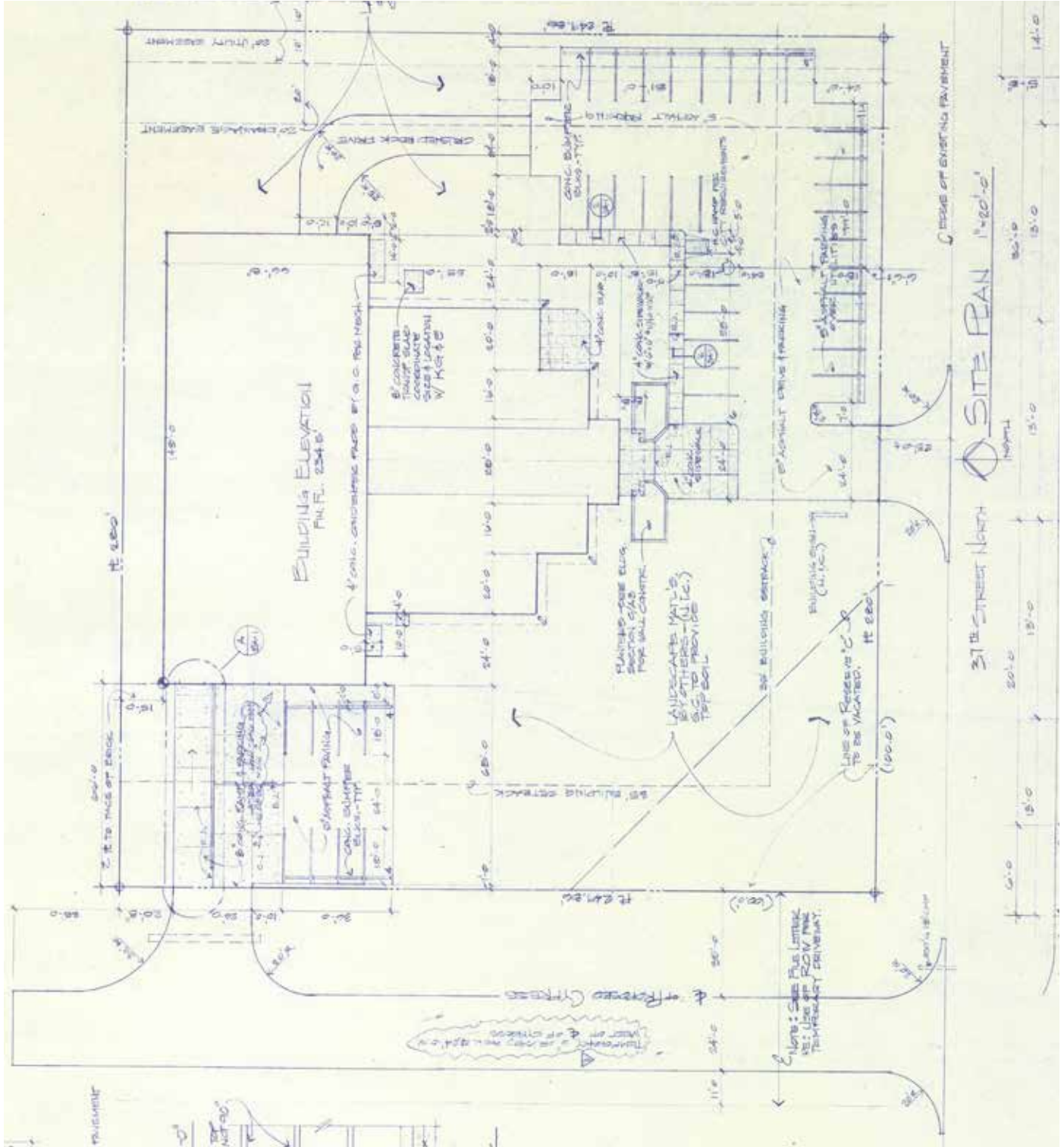


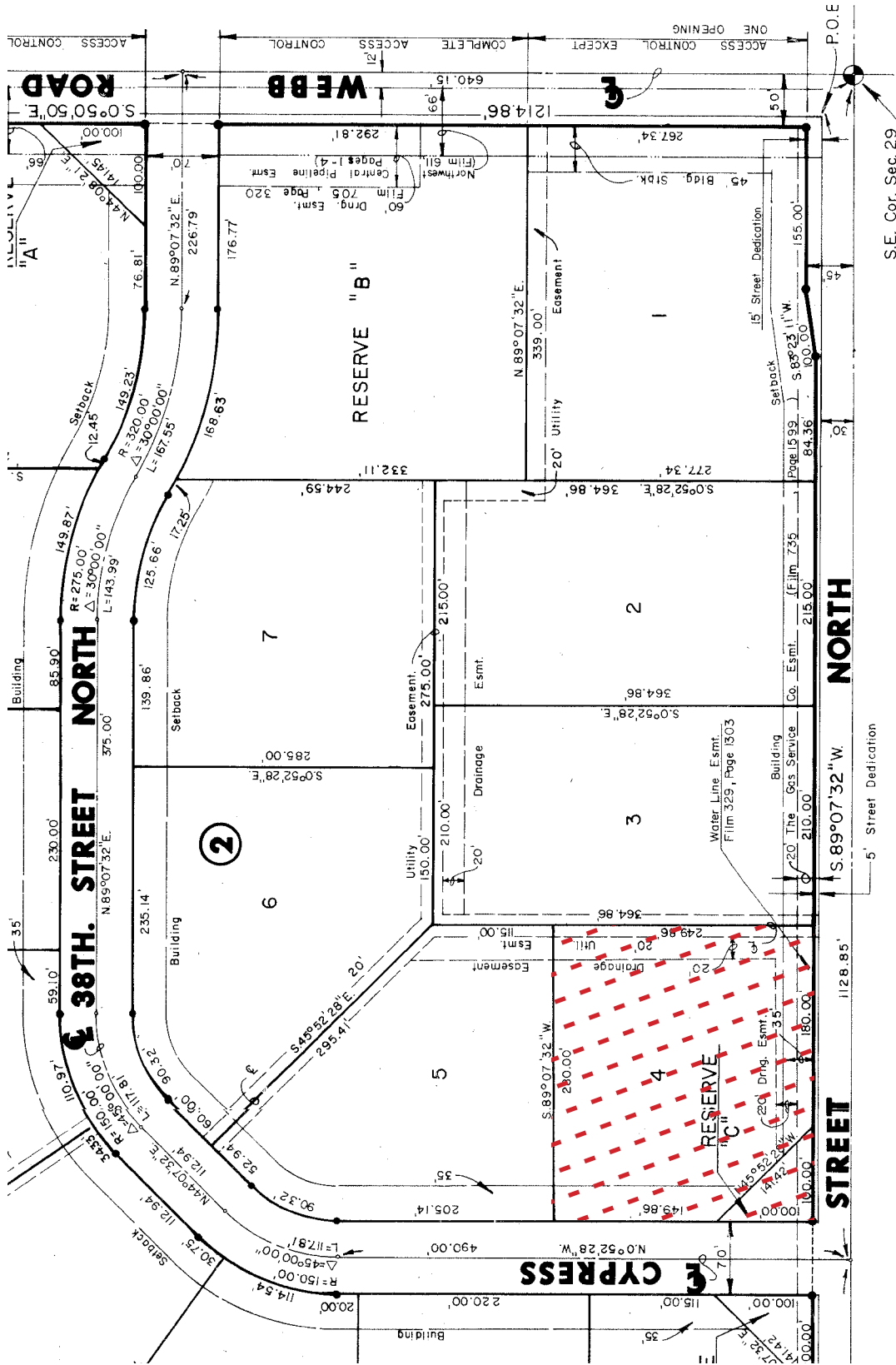
Front of Building





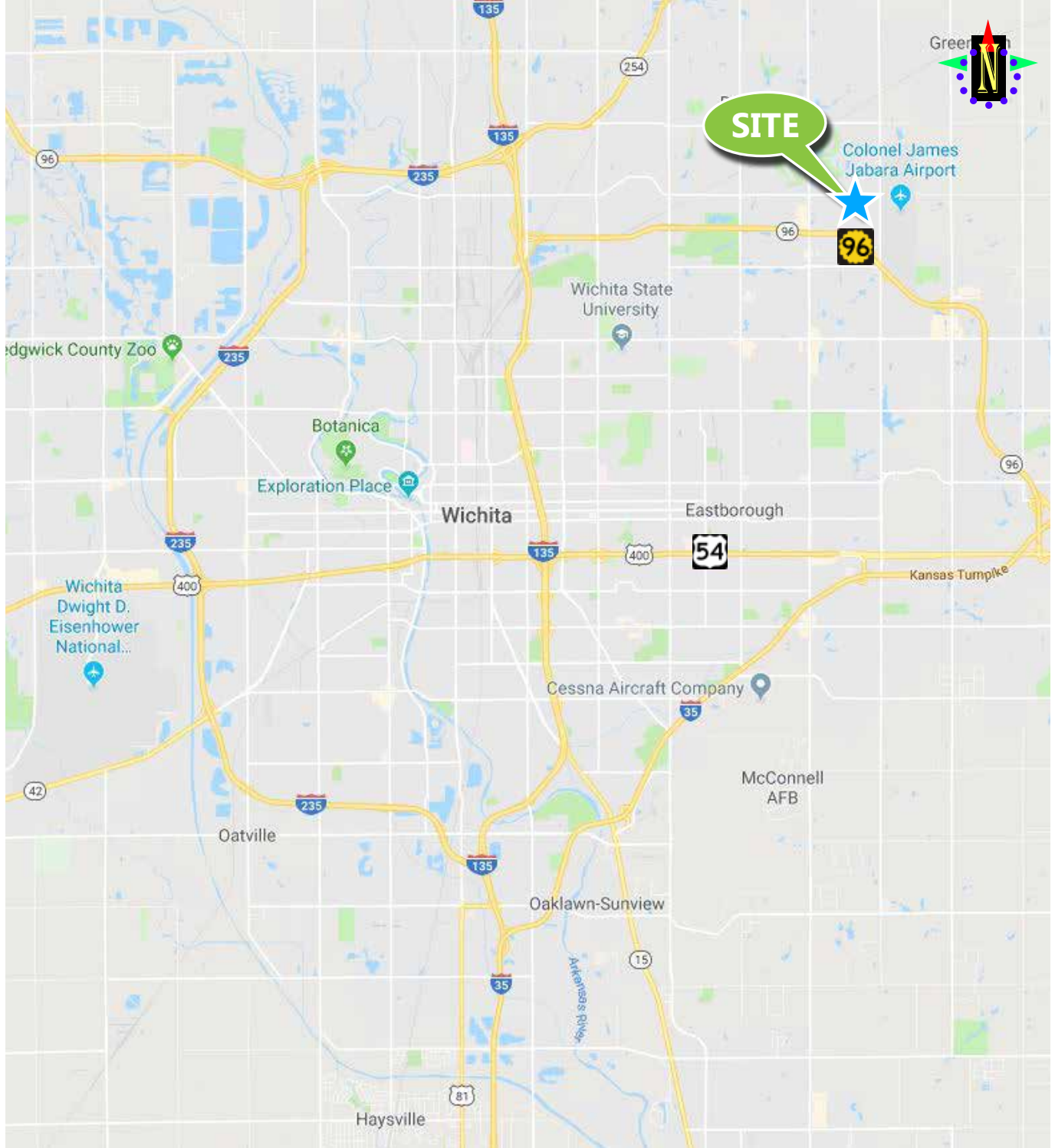












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