

FOR SALE or LEASE

519 N Hydraulic Ave, Wichita KS

BROKERAGE
CONNECTION

InSite
REAL ESTATE GROUP



PROPERTY INFO

Sale Price:	\$350,000
Lease Rate:	\$7.00 SF/YR
Lease Type:	Industrial Gross
Building Size:	5,835 SF
Lot Size:	12,879 SF
Zoning:	General Commercial
2019 Taxes:	\$6,997.35
Year Built:	1988

HIGHLIGHTS

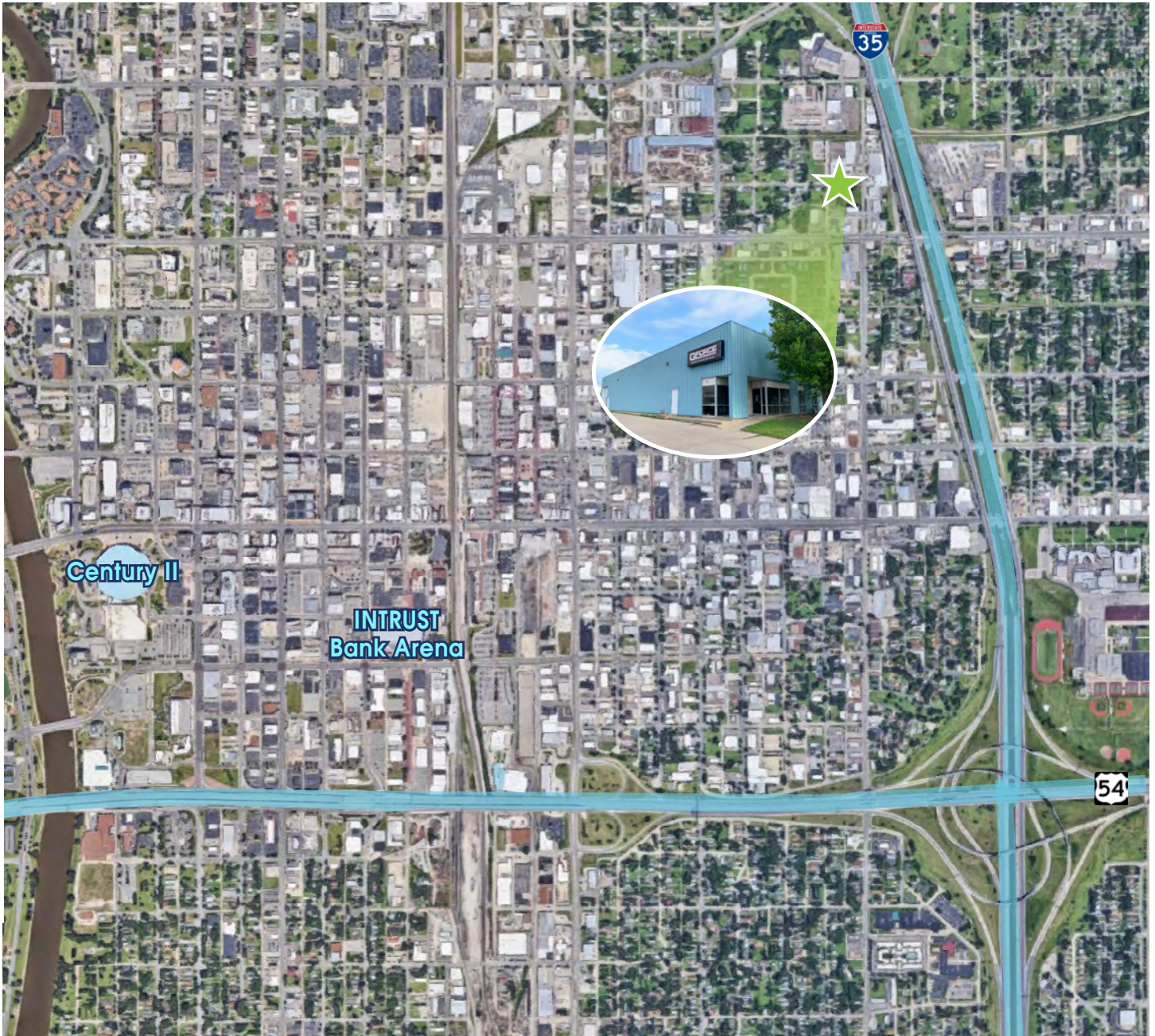
- ✓ 14' Drive In Overhead Door with Opener
- ✓ 18' Ceiling Height
- ✓ 3-Phase 480V 400AMP Electrical
- ✓ LED Warehouse Lighting
- ✓ Electrical & Air Line Drops
- ✓ Big Ass Fan
- ✓ Reception, 7 Offices, Kitchen/Break, Conference Room, etc.
- ✓ Close Proximity to Interstate 135, Kellogg (US-54), and Downtown Wichita

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