

Service, Processing & Distribution Facility For Lease 7601 W. University Wichita, KS



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InSite Real Estate is pleased to offer for direct or sub-lease, a 38,320 square foot service and distribution facility strategically located at Kellogg & Ridge near Wichita Mid-Continent Airport. The property is 100% climate controlled and features over 5,000 square feet of office space. Users will benefit from an all-masonry building with dock-hi overhead doors, excellent lighting, heavy power and advanced telecommunications capability.

Property Information

- Lease Rate: \$4.45/Sq. Ft. NNN
- Legal Description: Lots 1, 2, 3 & 4, Block B, Ridge Plaza 8th Addition
- Total Improvements: Approximately 38,320 square feet per owner
- Total Land Area: 188,966 square feet or 4.34 acres per county
- 2009 Property Tax: \$57,259 (\$1.49/square foot)

Building Features

- 5,000 square feet of office space
- Concrete reinforced roof
- Membrane & Asphalt roof system
- Compressed air lines throughout
- 14' minimum ceiling height
- Fiber optic service to the building
- 1200 amp 480-880 volt electrical service
- Masonry construction
- Complete HVAC throughout
- Humidity control
- 7 Dock-Hi overhead doors
- Surveillance cameras
- ADA restrooms

