

W Kellogg Corporate Headquarters - 650 S Westdale Dr, Wichita KS

MARKETING BROCHURE

650 S WESTDALE



InSite
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our video tour!



EXCLUSIVELY LISTED BY:

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Investment Highlights

- Ample door-side parking
- Highway visibility & access
- Flexible for multi-tenant or single tenant configuration
- Includes generator and elevator
- Well-maintained
- Close to restaurants, banks, and services
- Close to Kellogg US-54 and I-235 Interchange
- Seller financing available for qualified buyers

Investment Summary



Price

\$1,900,000



Traffic Count

89,900



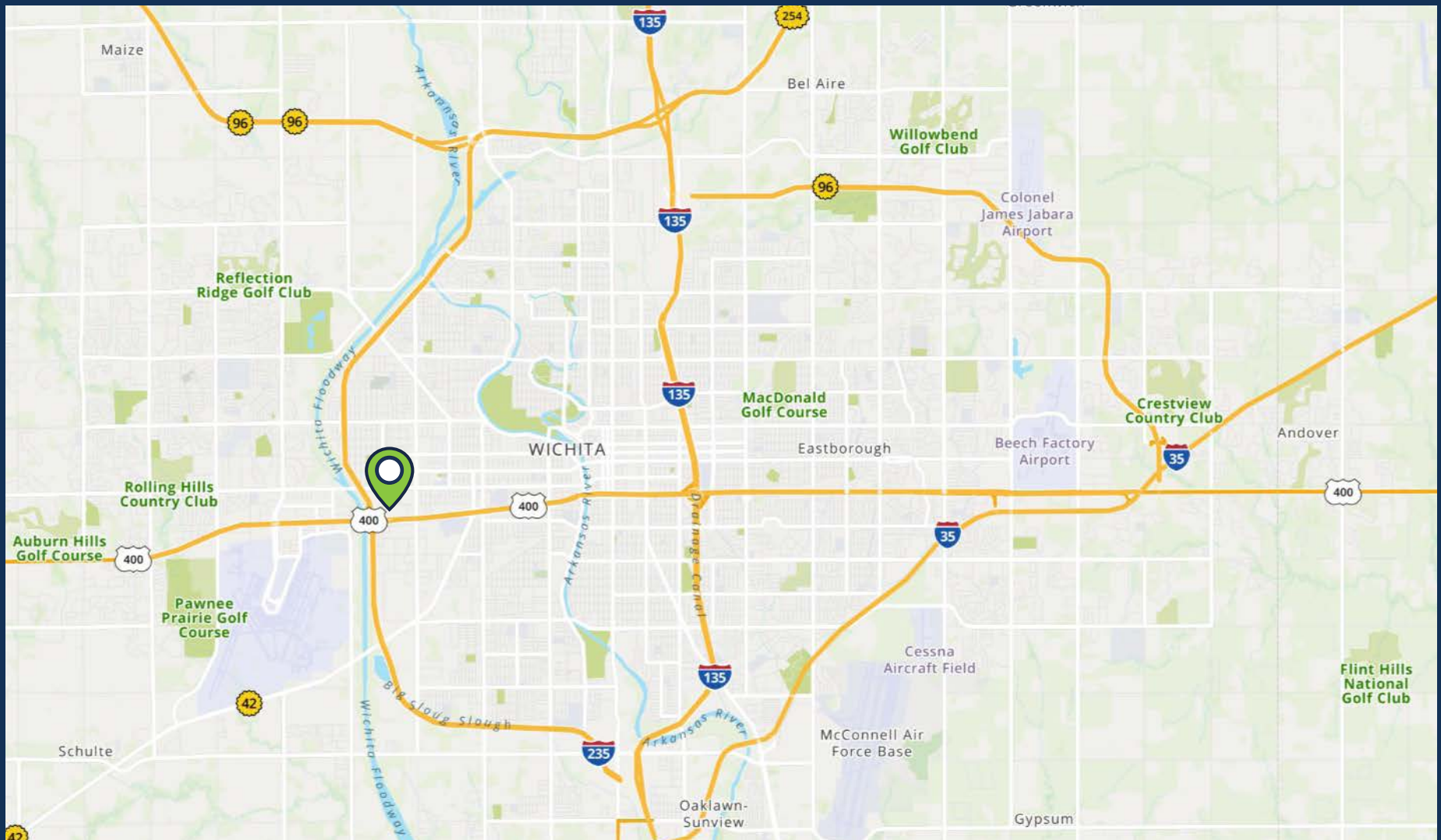
Property Tax

\$37,678.96

Building Size: 24,826 Sq. Ft.
Lot Size: 99,436 Sq. Ft.
Zoning: Limited Industrial



Regional Map



1 MILE

Wichita Dwight D.
Eisenhower National Airport

5 MILES

Downtown
Wichita

10 MILES

Wichita State
University

City Overview Wichita



Wichita is the largest city in the state of Kansas with a population of 400,193. Located in Sedgwick County, Wichita is part of a larger metropolitan area made of five counties. Major highways, including the Kansas Turnpike, US 400 and Interstate I-135, link the city with a large trade area that encompasses a population of more than one million people within a 100-mile radius.

Wichita has evolved into a cultural and entertainment center. Its downtown district offers restaurants, retail shops, museums and parks. INTRUST Bank Arena, located in downtown Wichita, features a total capacity of over 15,000.

The two largest privately-held companies in the United States, Koch Industries and Cargill, have headquarters facilities in Wichita – encompassing human resources, information technology, engineering, logistics, accounting and auditing services, risk management, legal services, regulatory compliance, public affairs, marketing and business development capabilities. Several universities are located in Wichita, the largest being Wichita State University.

Sedgwick County

Population:	525,731
Households:	202,598
Avg. Household Income:	\$54,250
Businesses:	18,650

Wichita

Population:	400,193
Households:	157,693
Avg. Household Income:	\$50,647
Businesses:	15,694

Neighborhood Overview

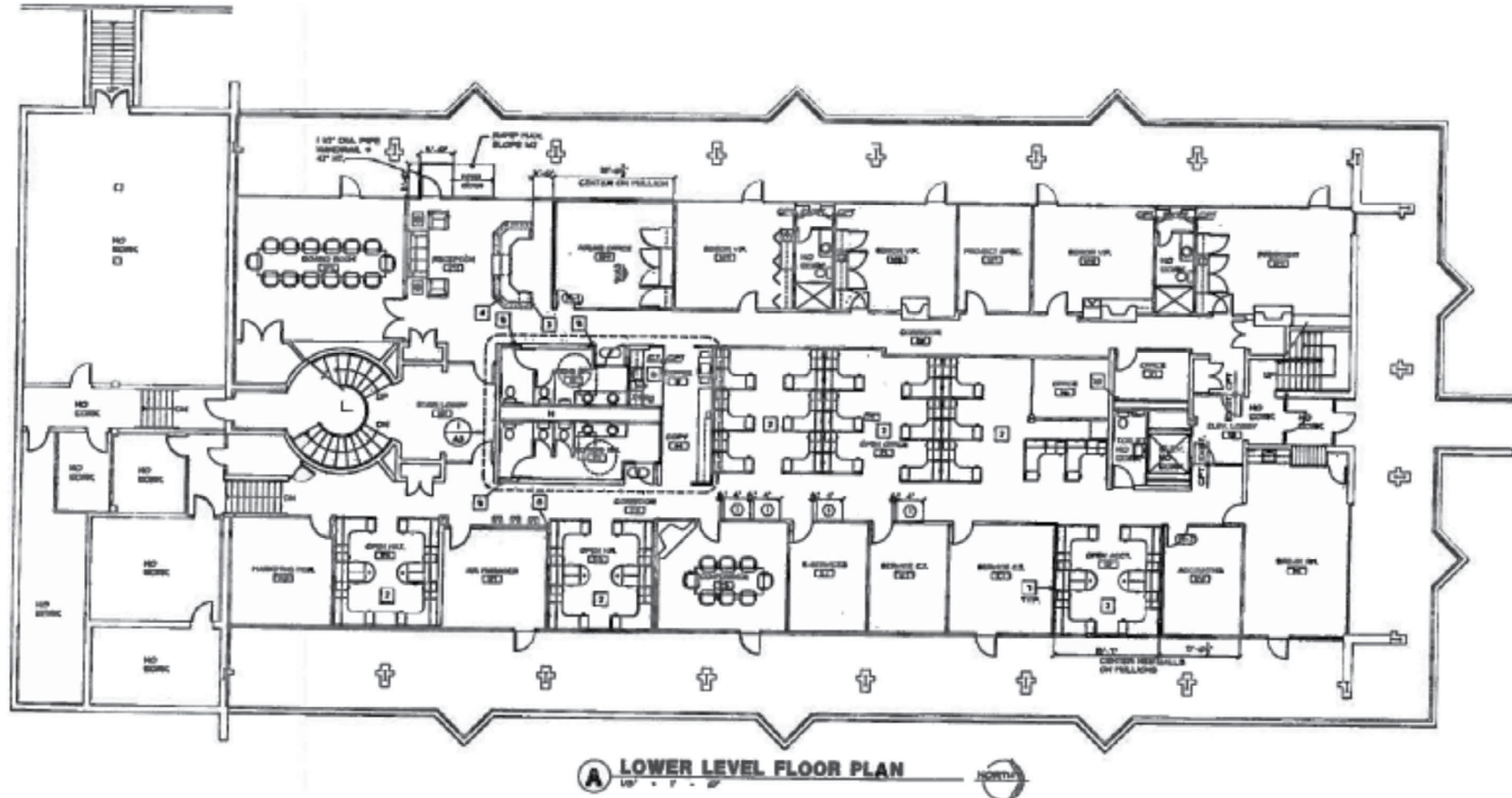


Site Aerial



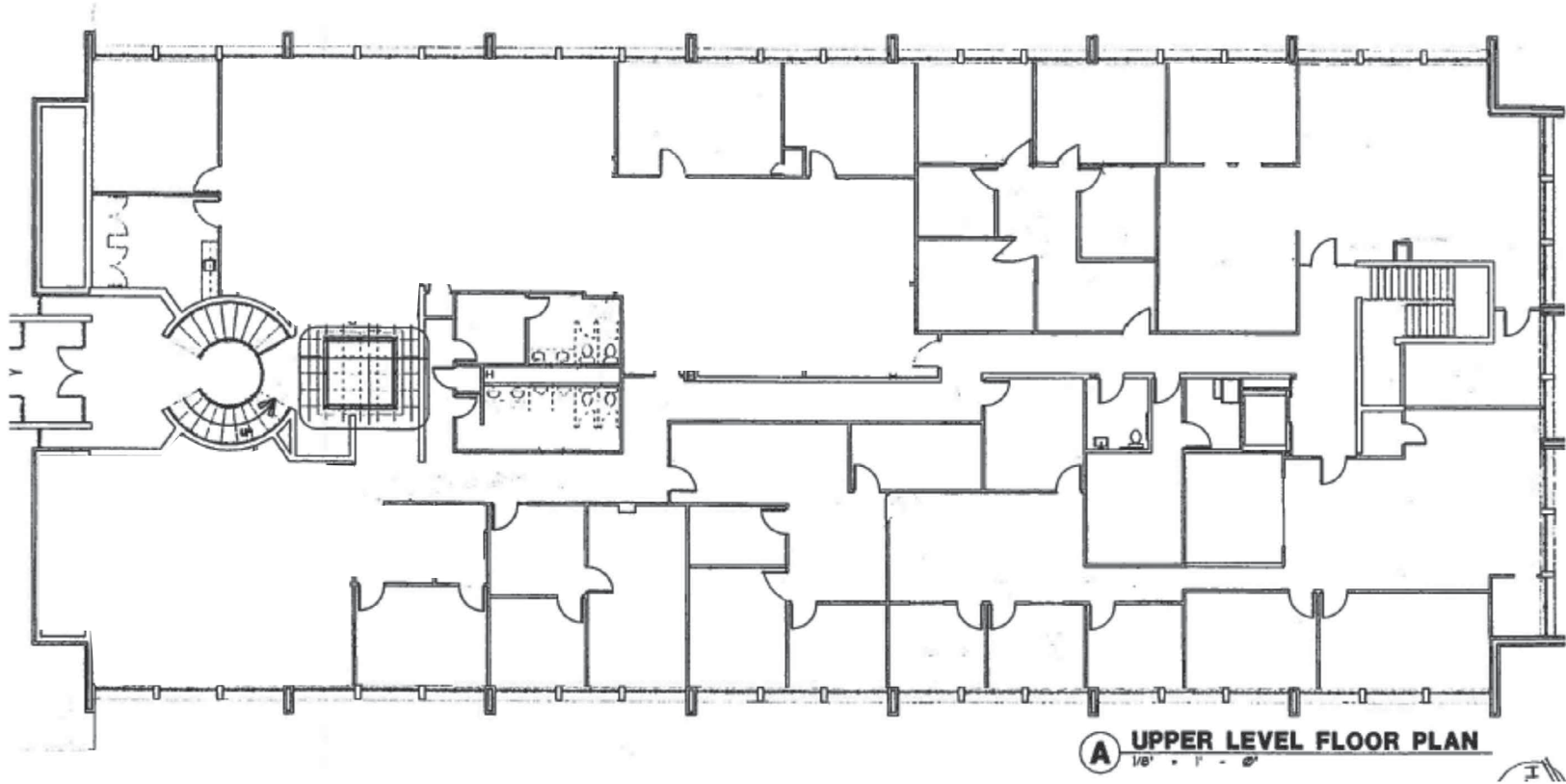
Floor Plans

FIRST FLOOR

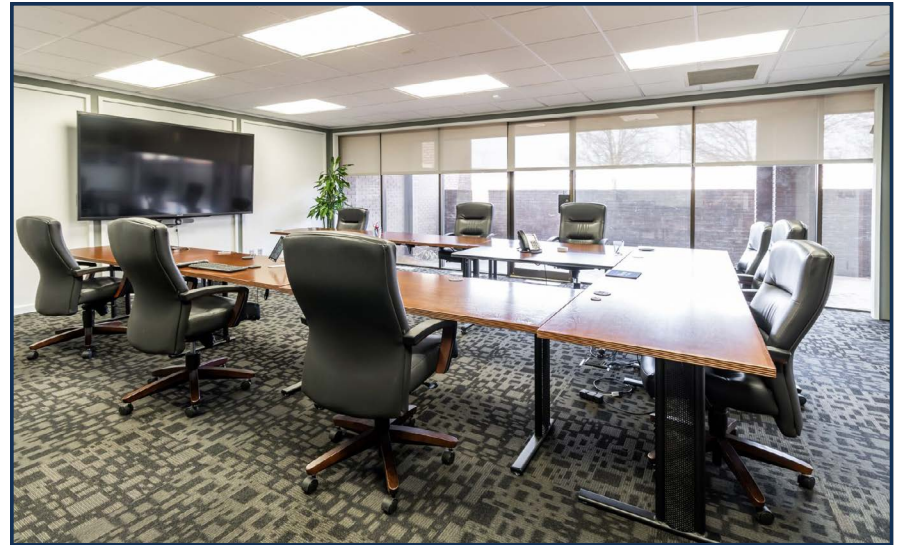
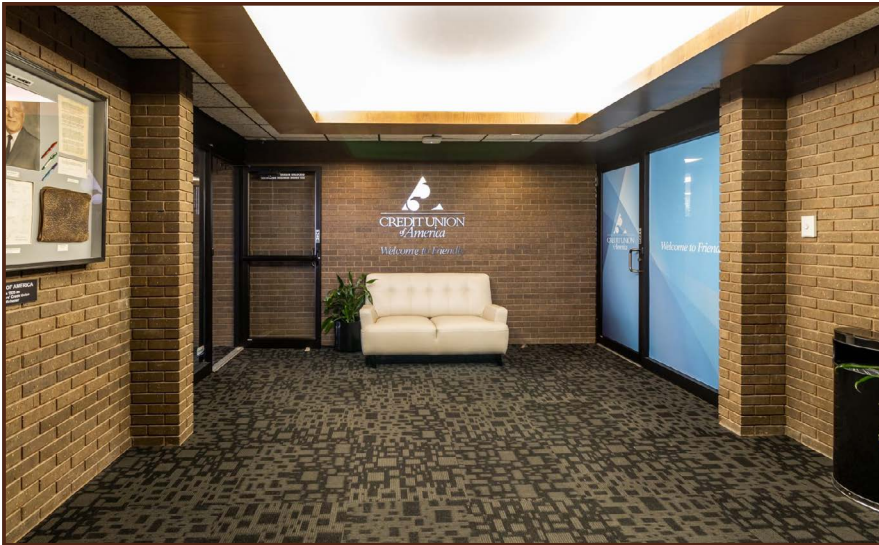
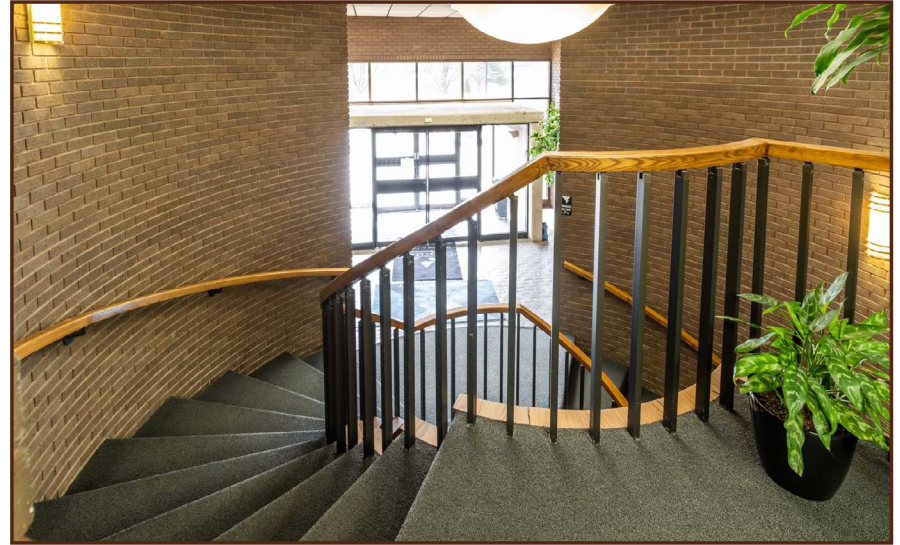


Floor Plans

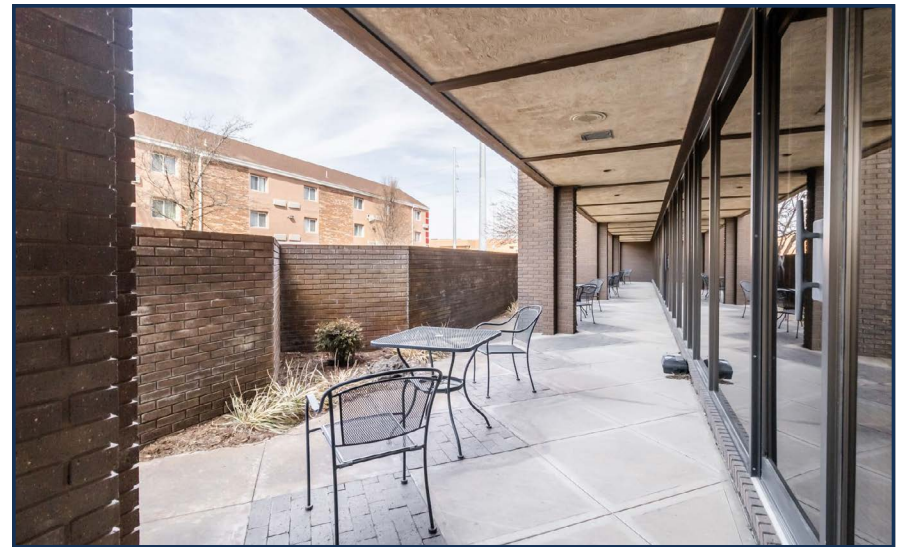
SECOND FLOOR



Property Photos



Property Photos



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