

FOR SALE OR LEASE

2233 S West St Ct, Wichita KS 67213

PROPERTY
INFORMATION

InSite
REAL ESTATE GROUP



PROPERTY INFO

Lease Rate:	\$8.39/SF (NNN)
Sale Price:	\$999,000
Land Size:	1.23 Acres
Total Overall SF:	15,935 SF
Offices:	7,841 SF
Warehouse:	3,834 SF
Mezzanine:	2,760 SF
Outdoor Storage:	1,500 SF



HIGHLIGHTS

- ✓ Concrete Tilt-Up Walls & Steel Frame Construction
- ✓ Standing seam metal roof
- ✓ Located in the Highly Desirable West Street Industrial Corridor
- ✓ Easy access to Southwest Blvd and Kellogg/Hwy 54



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608 W. Douglas #106, Wichita KS

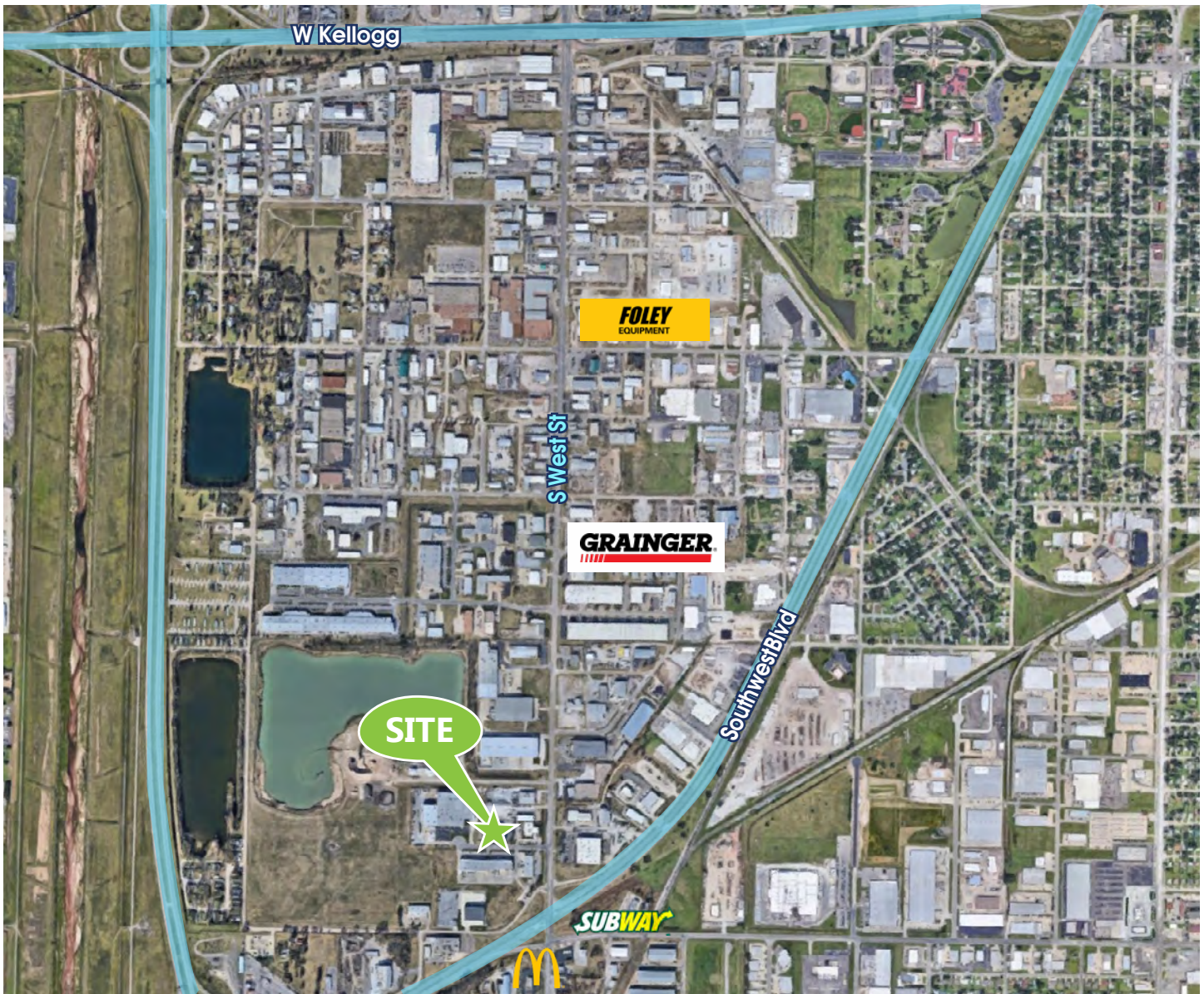
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AREA INFO

Area Neighbors: Grainger Industrial, Foley and Berry Equipment, McDonald's, Subway, Southwest Blvd KS-42, Kellogg US-400, and I-235



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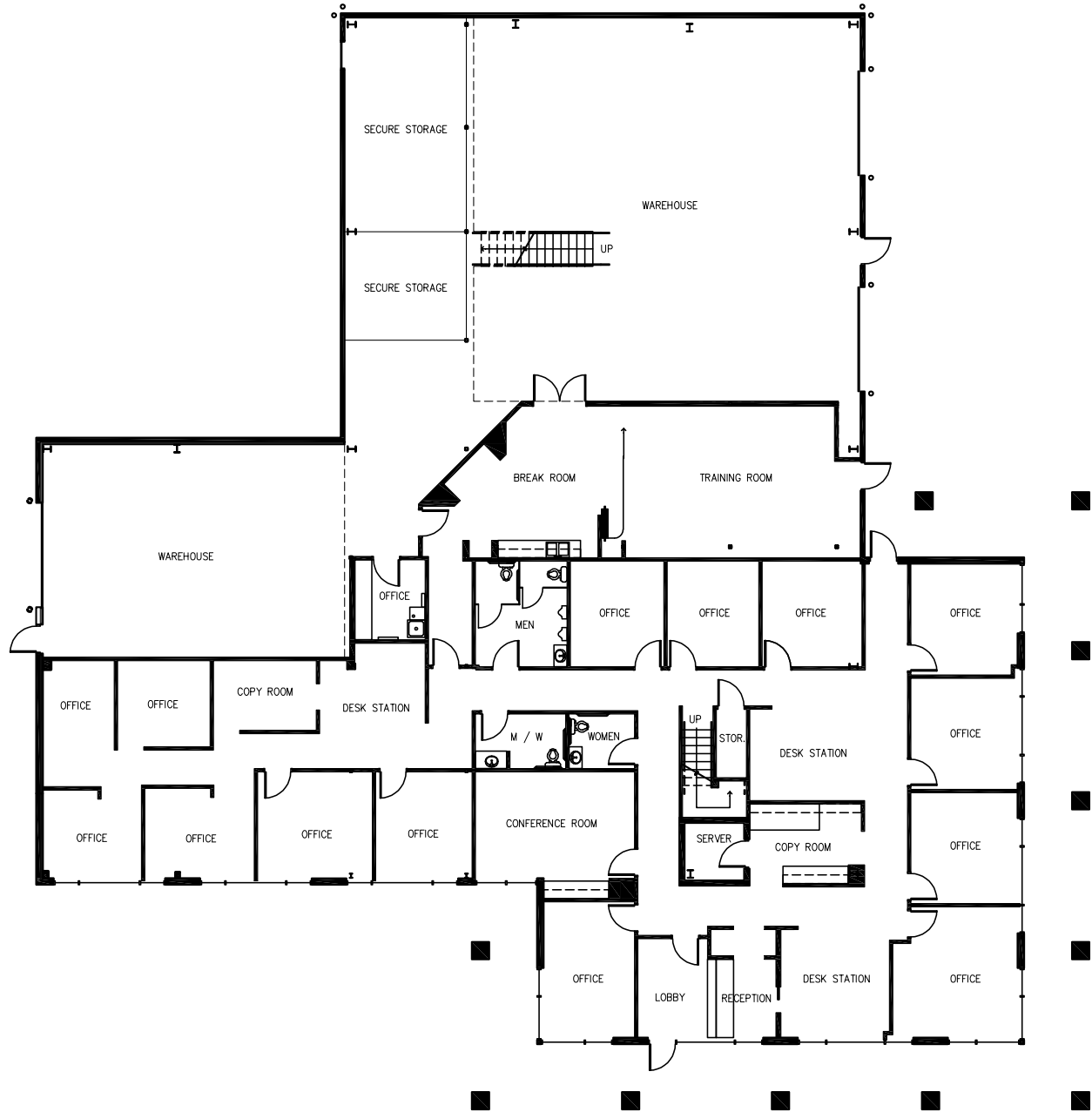
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FLOOR
PLANS

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1st Floor



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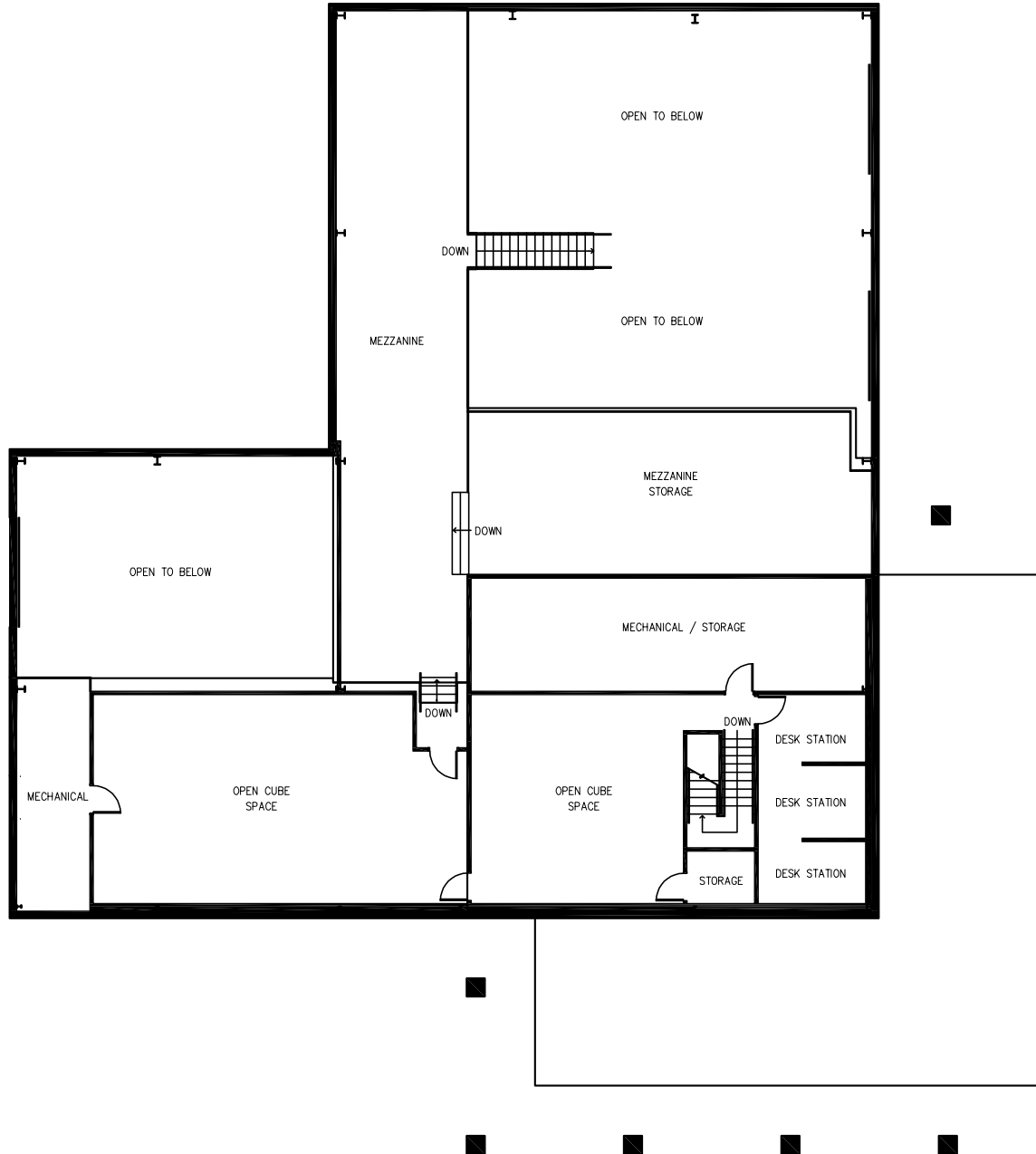
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FLOOR
PLANS



2nd Floor



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INTERIOR
& OFFICES

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Office Space:

5,723 SF 1st floor office

2,118 SF 2nd floor office

7,841 SF Total Office



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GARAGE
& EXTERIOR

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Warehouse Space:

3,834 SF 1st floor warehouse

2,760 SF Mezzanine

1,500 SF Outdoor Storage

8,094 SF Total Warehouse



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