

FOR LEASE

811 E. Waterman
Wichita | KS 67202

Price PSF
\$5.75 - \$8 (NNN)

+/- 100,000 SF



\$46,740
AVERAGE
HH INCOME
(3 MILES)



166,319
POPULATION
(3 MILES)



35
MEDIAN
AGE



16,740
TRAFFIC
COUNT

HIGHLIGHTS

- On-site parking spaces.
- 14'-15' Ceiling Height
- Dock-high facility with indoor loading areas.
- Rare opportunity to acquire a large industrial building in the core of Wichita.
- Property presents immediate opportunity for warehousing with future repositioning capabilities.
- Strategically located at the confluence of major highways.
- Located near Cargill Protein Corporate HQ and the new Wichita Biomedical Campus.



SPECIFICATIONS

LEASE TYPE: NNN

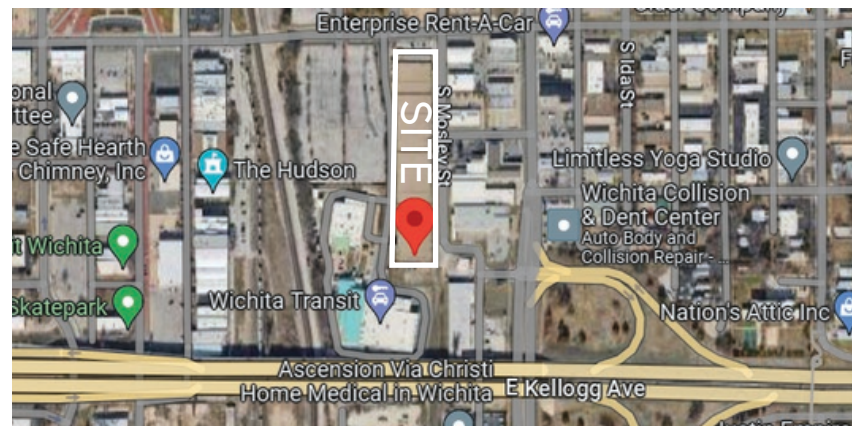
ZONING: LIMITED INDUSTRIAL

AVAILABLE: JULY, 2024 LEASE

RATE: \$5.75 - \$8.00 NNN

AREA: +/- 3.15 acres

BUILDING IS DIVISIBLE



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