



## 1313 S. Young St.

Wichita, Kansas 67209

### Property Highlights

- 16,400 SF with +/- 1,800 SF office/showroom
- Total Land Area: 38,982 SF
- Built in 1977
- 2023 Taxes: \$5,818.96
- Zoned Limited Industrial
- Located in the southwest industrial area of Wichita
- Great Access to Hwy 54 and I-235
- 3 Drive-in Overhead Doors, 10'w X 12'h
- 200 AMP Electric Service
- 12' to 13' Ceiling Height
- Lease Rate: \$4.50/SF Industrial Gross
- Sale Price: \$646,000



### For More Information

#### Troy Farha

O: 316 847 4904  
tfarha@naimartens.com

#### Scott Salome, SIOR

O: 316 847 4903  
ssalome@naimartens.com









