



## New Construction Industrial

1304 South Washington Avenue  
Wichita, Kansas 67211

### Property Highlights

- New construction warehouse for lease
- Building size: 9,800 SF (155' x 63')
- Available space: 4,900 - 9,800 SF
- Office space can be built out as needed
- Direct access to Kellogg/US 54 and I-135 via Washington or Lincoln.
- Ceiling height: 19'
- Overhead doors: (2) 16' x 14' & (2) 16' x 16'
- Power: 3 Phase; Voltage can be increased as needed
- Zoning: General Commercial
- Lease Rate: \$10.00/SF, Modified Gross



### For More Information

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