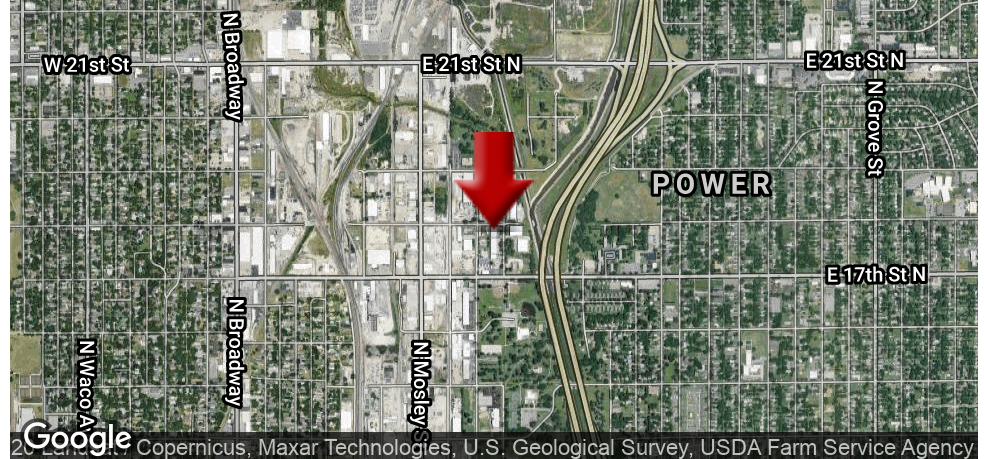


SPLIT 10,000 SF WAREHOUSE & OFFICE SALE OR LEASE

1855 N. OHIO Ave, Wichita, KS 67214



OFFERING SUMMARY

SALE PRICE:	\$395,000
NUMBER OF UNITS:	2
LOT SIZE:	19,800 SF
YEAR BUILT:	1975
BUILDING SIZE:	10,000
RENOVATED:	2010
ZONING:	General Industrial
MARKET:	Wichita, KS Industrial
SUBMARKET:	Sedgwick County
PRICE / SF:	\$39.50

PROPERTY OVERVIEW

Industrial Flex-Space Investment or Owner User Property
 Possible Owner Financing or Sale Leaseback.
 Owner occupies 1/2 of the space currently.

PROPERTY HIGHLIGHTS

- Easy Highway Access
- Very Nice Office/ Kitchen Buildout
- Single or Double User Setup
- Large Paved Parking Lot

AVAILABLE SPACES

	LEASE RATE	SIZE (SF)
SUITE A FLEX SPACE 80/20 WH/O	\$4.80 - 5.50 SF/yr	4,500 - 10,000 SF
SUITE B FLEX SPACE 80/20 WH/O	\$4.80 - 5.50 SF/yr	4,500 - 10,000 SF

KW COMMERCIAL SIGNATURE PARTNERS LLC
 1635 N. Waterfront Parkway,
 Suite 150
 Wichita, KS 67206

WILL HARMON, CCIM
 Director
 O: 316.207.1362
 will@kw.com
 KS #SP00236251

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INDUSTRIAL FOR SALE

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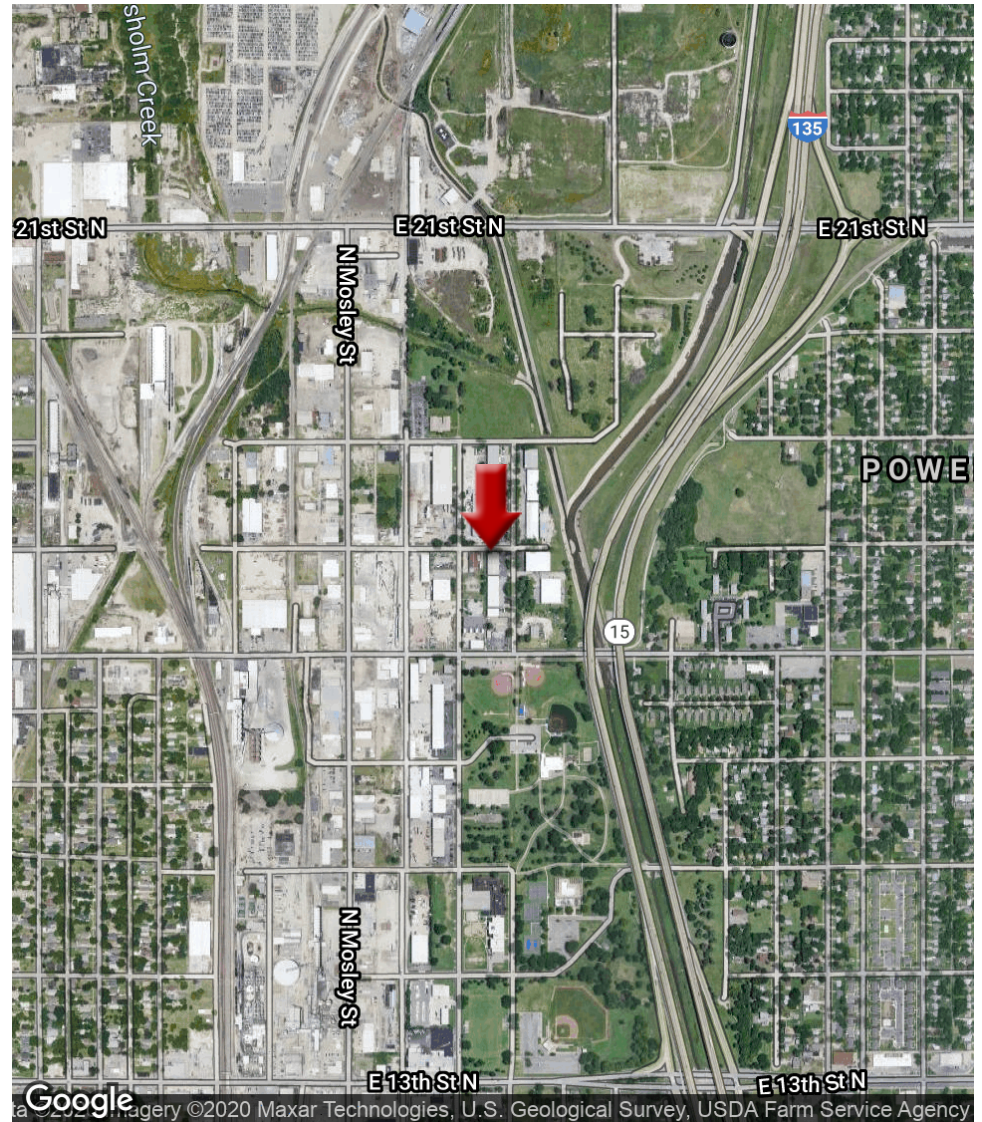
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WHY

Hire KW Commercial for Industrial:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

I am plugged into the latest national and international markets. I achieve industrial real estate superiority and excellence for my client base by providing an unsurpassed combination of expertise, experience, talent and resources. As a result, I provide best-in-class service to all of my clients.

- Sale/leaseback based on market knowledge and trends
- Build-to-suit analysis and planning services
- Acquisition and disposition of buildings
- Lease analysis and management
- Selection and acquisition of land
- Tenant/buyer representation
- Incentive negotiations
- Transaction management
- Investment sales
- Property management
- Feasibility studies
- Market analysis
- Market interaction
- Project execution

ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.



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