

FOR LEASE
Available Now

WICHITA BUSINESS PARK

4600 W. Kellogg Dr | Wichita, Kansas

591,893 SF	25,000 SF	$5.50–$6.75
TOTAL BUILDING	DIVISIBLE TO	PSF NNN

THE OPPORTUNITY

This 591,893 SF regional retail center is being repositioned into move-in-ready industrial and flex space. Dock-high loading, ESFR sprinkler and up to 32' clear height are already delivered in the first completed suites with additional space divisible to 25,000 SF available for lease now.

BUILDING SPECS

Clear Height	17'–19' typ.; 32' Suites H & F
Power	1,500–3,000A avail. (16 MW total)
Sprinkler	Up to ESFR
Parking	Ample car & trailer
Outside Storage	Contact broker
NNN Est.	$1.23 PSF
TI Allowance	Negotiable

NAI Martens | PREP | IRG Industrial Realty Group, LLC

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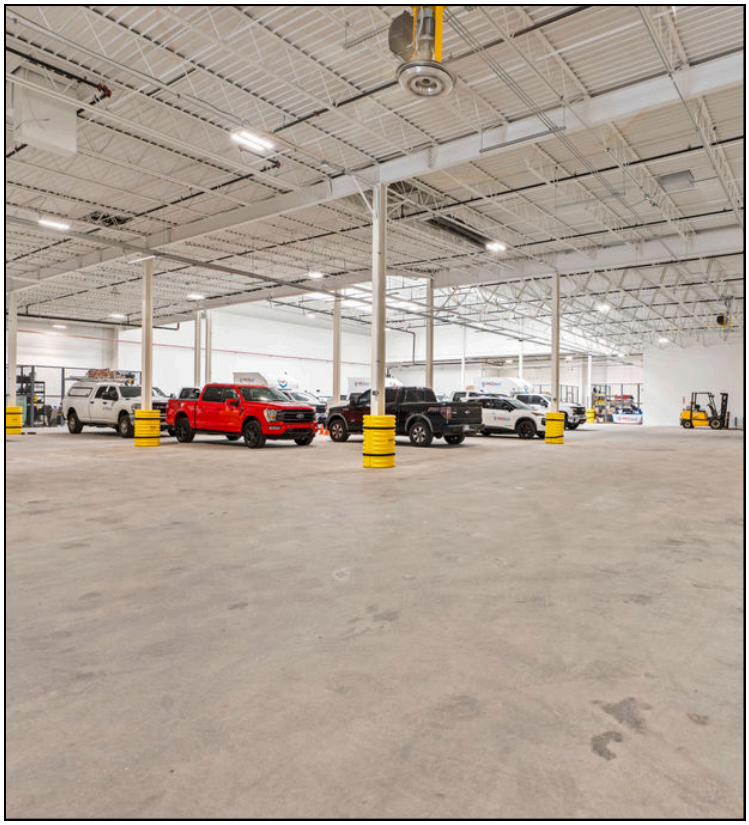
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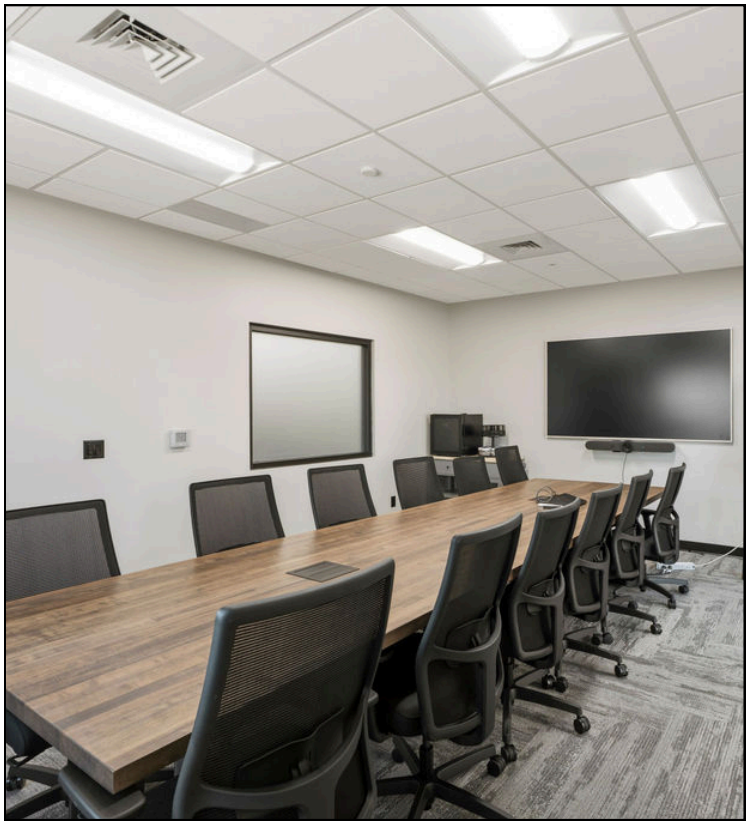
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Additional Photos









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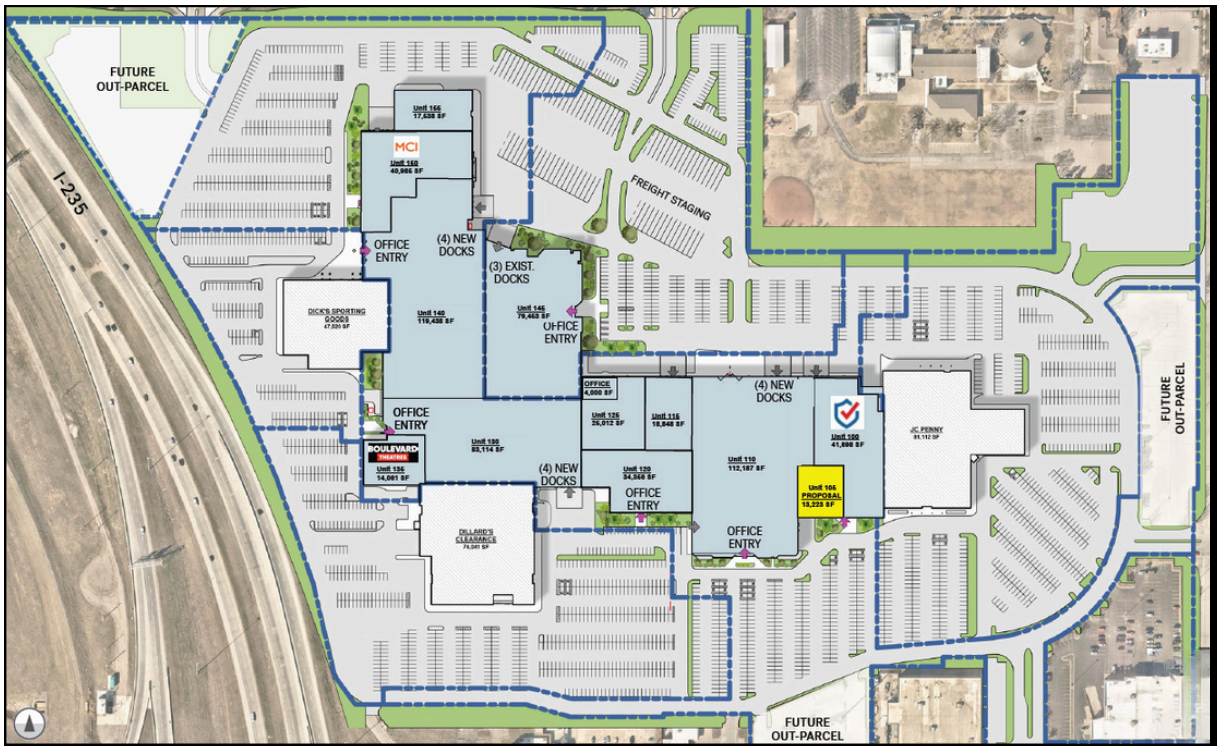
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Wichita Business Park

Concept Plans

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Concept 3

Tenant A - 65,128 SF
Tenant B - 106,295 SF
Tenant C - 79,941 SF
Tenant D - 83,114 SF
Tenant E - 79,453 SF
Tenant F - 101,697 SF
Tenant G - 76,265 SF

Total - 591,893 SF



Concept Rendering | Tenant C Entrance



Concept Rendering | Overall South Elevation



Concept Rendering | Tenant A Entrance



Concept Rendering | Tenant F Entrance

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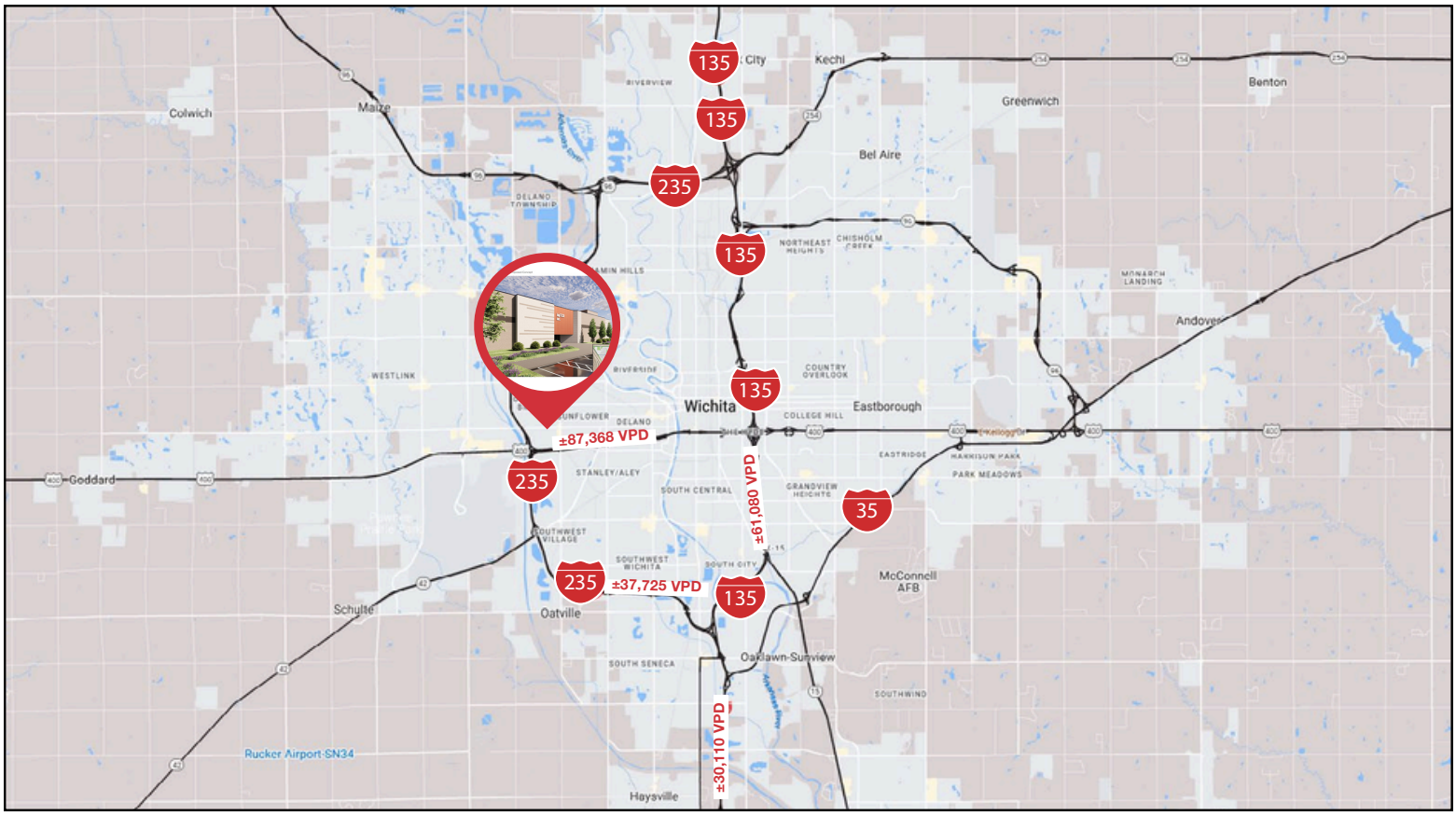
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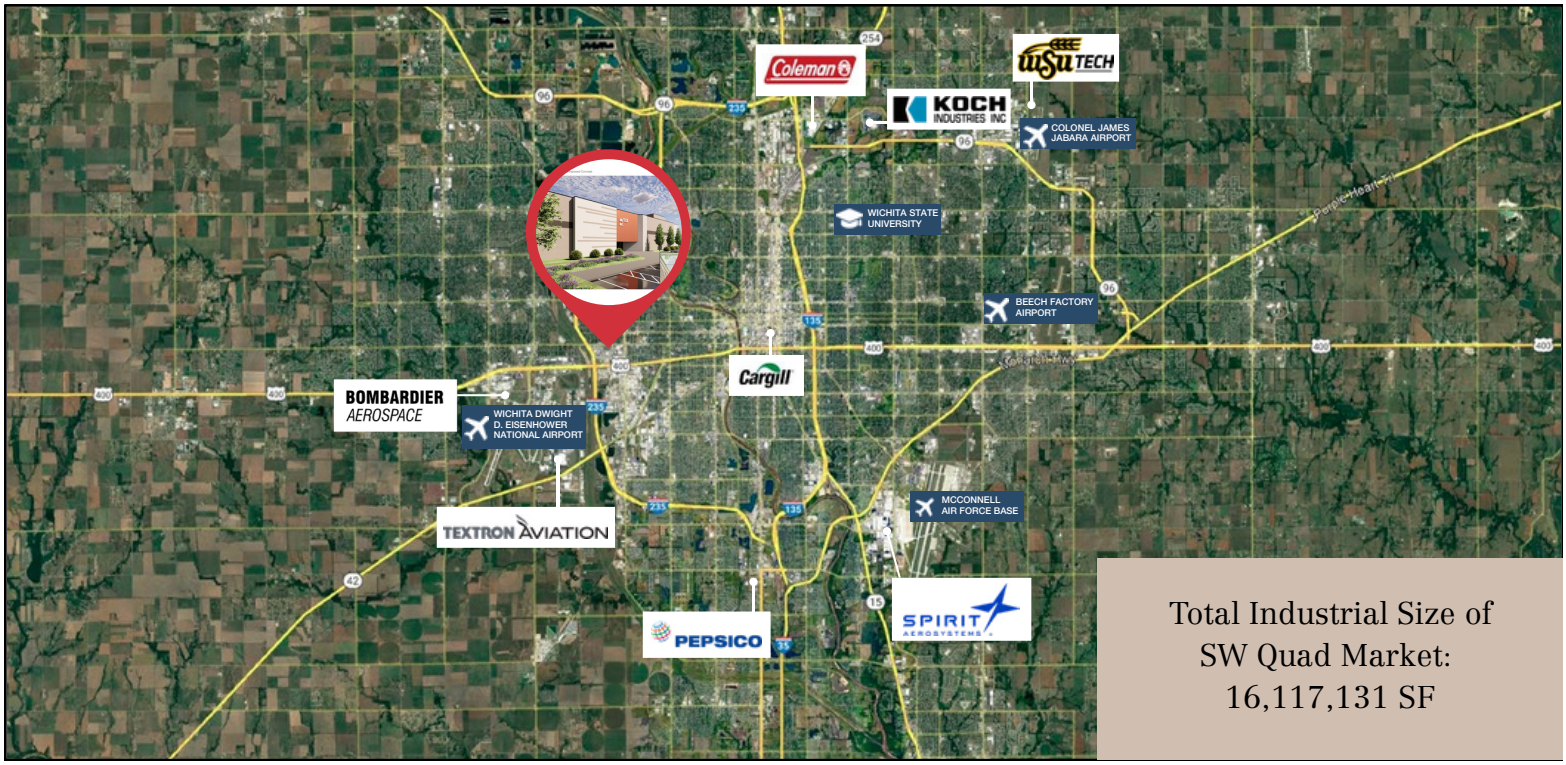
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Wichita Business Park
Connectivity

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REGIONAL ACCESS





Total Industrial Size of SW Quad Market: 16,117,131 SF

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Area Overview

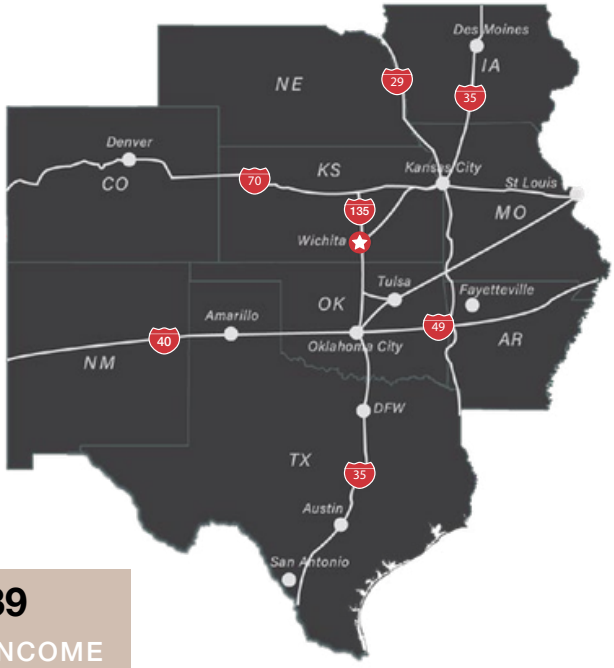
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BUSINESS MAP



WICHITA, KANSAS OVERVIEW

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety. Money Magazine listed Wichita as one of the **Best Big Cities in the Nation to Live**, and Kiplinger's listed Wichita as **one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable**. Thrillest named Wichita One of the **Coolest Cities in America**, and Smart Asset ranked Wichita in it's **Top 10 Cities for the Best Work-Life Balance**.



#1 MANUFACTURING SPECIALIZED REGION IN THE UNITED STATES

#3 US ADVANCED INDUSTRY HOT SPOT

654,035	330,814	$60,539
MSA POPULATION	TOTAL LABOR FORCE	MEDIAN HH INCOME

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PREP

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