



FOR LEASE

COMOTARA INDUSTRIAL BUILDING

3526 N Comotara St. | Wichita, KS

Less than half a mile away from K-96 in Northeast Wichita

38,000 SF • \$5.75 SF + NNN



Scan QR to view property on website

Occidental Management, Inc.
165 S. Rock Island, Ste. 300, Wichita, KS 67202 | occmgmt.com | 316.262.3331



PROPERTY OVERVIEW

Location, Location, Location

Easy access to K-96 in Northeast Wichita

Less than half a mile away from K-96 in Northeast Wichita, the Comotara Industrial Building grants its users easy access to all of Wichita and the surrounding areas from one, convenient location.

This warehouse features dock-high doors, and over-head doors. It can be easily and efficiently used as an office/warehouse/distribution center for any business.

AVAILABLE SPACE

Total Available | 38,000 SF

Suite 1 | 120' x 150' - 18,000 SF

Suite 4 | 100' x 200' - 20,000 SF

Lease Rate | \$5.75 SF

Lease Type | NNN

NNN Rate | \$1.75

SUITE 1

- 17' Clear Height
- 2 Roll-Up/Overhead Doors
- 3 Dock Doors

SUITE 4

- 17' Clear Height
- 2 Roll-Up/Overhead Doors
- 2 Dock Doors

**AVAILABLE
SUITE 4
20,000 SF
(Front)**

**AVAILABLE
SUITE 1
18,000 SF
(Front)**



FRONT VIEW



EFFICIENT INDUSTRIAL SPACE

AVAILABLE SPACE

	SPACE AVAILABLE	SPACE DETAILS	LEASE RATE	LEASE TYPE
SUITE 1	18,000 SF	120' x 150'	\$5.75 SF	NNN
SUITE 4	20,000 SF	100' x 200'	\$5.75 SF	NNN

AVAILABLE SPACE
(Front)

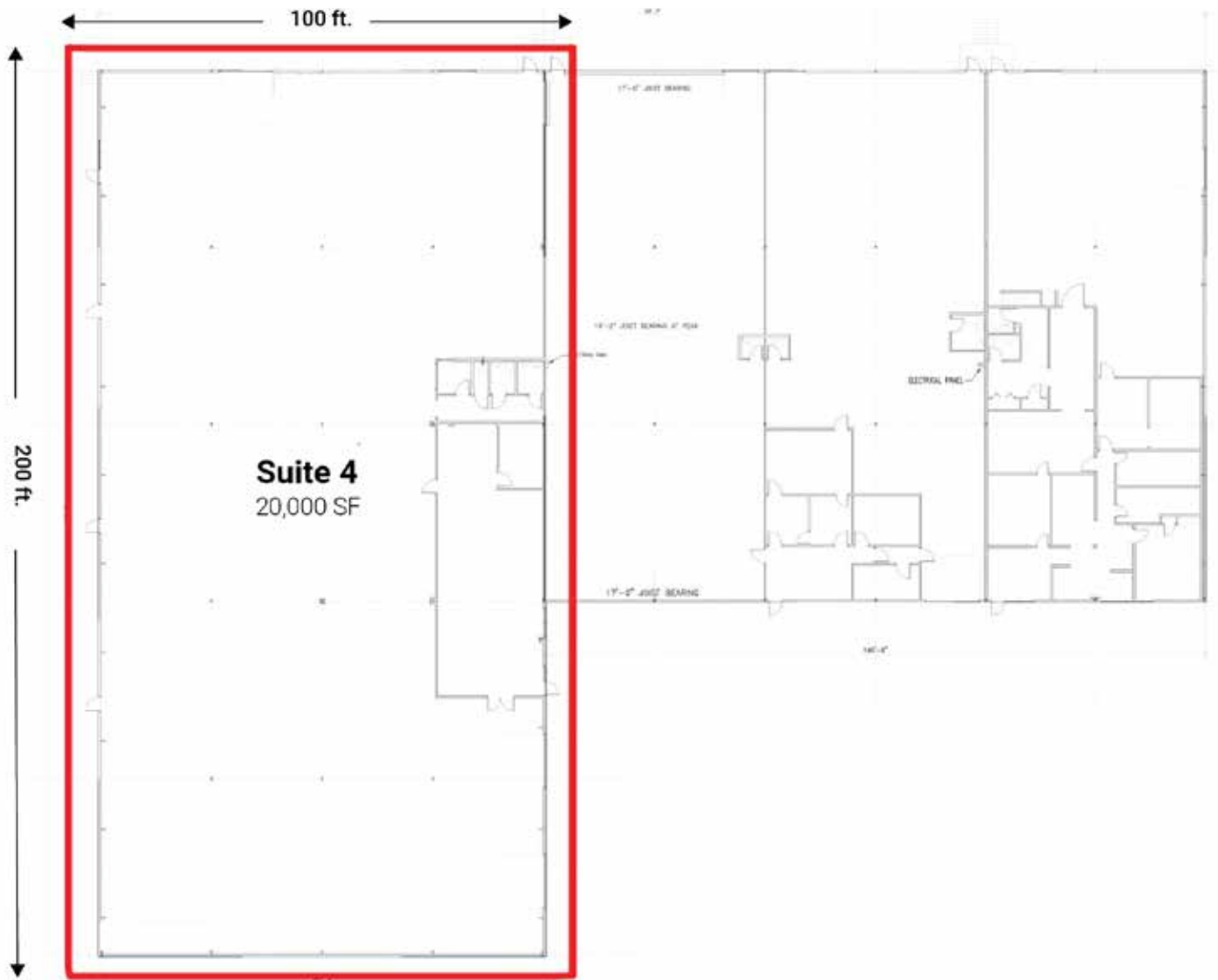


AVAILABLE SPACE
(Back)



PROPERTY DETAILS

Suite 4 - 20,000 SF



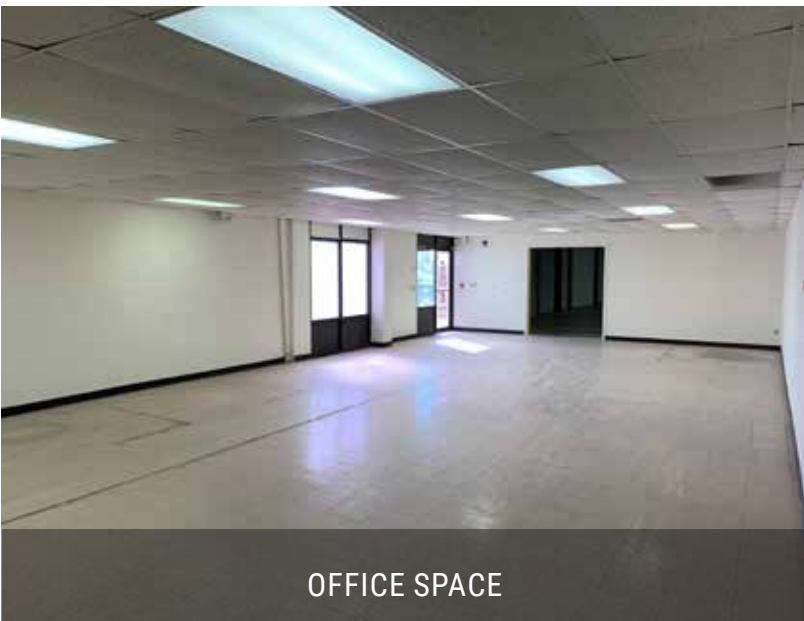
PROPERTY DETAILS

Suite 4 - 20,000 SF

PROPERTY DETAILS



INTERIOR WAREHOUSE



OFFICE SPACE



EFFICIENT INDUSTRIAL SPACE

PROPERTY DETAILS

Suite 4 - 20,000 SF



BUSINESSES NEARBY

Walton's, Logo Depot, United Instruments INC., Baker University, Thorp Electric Controls, Patterson Dental, TGW, U-Stor Self Storage

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Gary Oborny

Supervising/branch broker

Occidental Management, Inc.

Real estate company name approved by the commission

Buyer Seller Acknowledgement (not required)