



**FOR LEASE**

## **WELLINGTON INDUSTRIAL SPACE**

1515 North A St. | Wichita, KS

*30-acre development in a high-growth area*

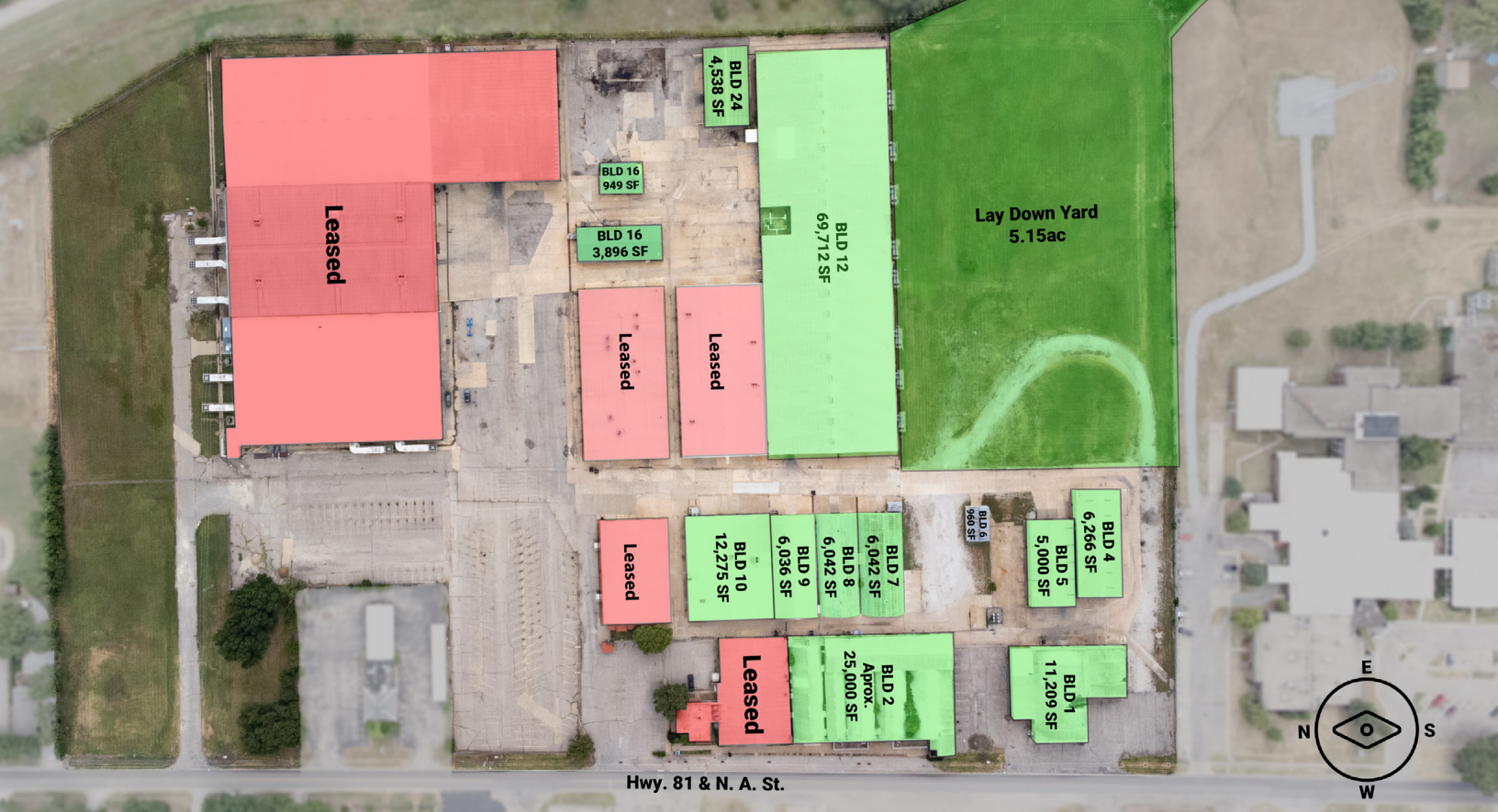
UP TO 157,925 SF FOR LEASE



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Occidental Management, Inc.  
165 S. Rock Island, Ste. 300, Wichita, KS 67202 | [occmgmt.com](http://occmgmt.com) | 316.262.3331





## SITE PLAN

### AVAILABLE SPACE

**Lease Type** | Modified Gross

**Lease Rate** | Negotiable

**Total Space Available** | Approx. 157,925 SF

BLD 1   11,209 SF	BLD 12   69,712 SF
BLD 2   25,000 SF	BLD 16   3,896 SF
BLD 4   6,266 SF	BLD 16A   949 SF
BLD 5   5,000 SF	BLD 24   4,538 SF
BLD 6   960 SF	Laydown Yard   5.15 Acres
BLD 7   6,042 SF	
BLD 8   6,042 SF	
BLD 9   6,036 SF	
BLD 10   12,275 SF	

FOR LEASE

## Vast Configurations Available

Competitively priced, this property is primed for maximized functionality with roughly 200,000 SF of warehouse space. Space Ranges from 950 SF, all the way up to 70,000 SF, with combinable and demisable options. An additional 5.15 acres of land is also available for laydown yard options.

All 16 buildings on the Wellington Industrial Space are climate-controlled, benefiting tenants with greater employee satisfaction and productivity.



LOCATION DEMOGRAPHICS

## Major Growth Opportunity

The City of Wellington is passionate about recruiting and continuously growing a thriving residential community with recreational opportunities, revitalization programs and more. Surrounding communities include Argonia, Belle Plaine, Conway Springs, and South Haven.

### KEY TAKEAWAYS

- Competitively priced
- Convenient access
- Climate-controlled buildings
- Full, serviceable utilities
- Other incentive opportunities through Wellington, Sumner County, and Kansas

### RADIUS DEMOGRAPHICS

LOCAL POPULATION	
MILE 1	4,000
MILE 3	8,000
MILE 5	8,000

HOUSEHOLD INCOME	
MILE 1	\$73,000
MILE 3	\$75,000
MILE 5	\$75,000

MEDIAN AGE	
MILE 1	35
MILE 3	37
MILE 5	44





## Ideal Location and Local Partnerships

### Logistical Ease

This industrial space is conveniently located near the I-35 highway corridor and Highway 81 in Wellington, which sits in the heart of Sumner County. Just 23 miles south of Wichita, the property is located two miles south of the BNSF Railway.

### Economic & Community Support

Wellington is devoted to economic development and incentivizes companies through public and private partnerships. This property has the potential for many incentive opportunities. Occidental Management is here to help guide tenants through that process to help ensure maximum benefits.

### Workforce Pipeline

Occidental Management has an established workforce partnership with Cowley College. Tenants benefit by having a pipeline of expert talent in fields that include engineering, machine tool technology, welding, non-destructive testing, automotive, construction, electro-mechanical maintenance, and agriculture. The Sumner County Economic Development Commission also assists businesses with workforce needs, including offering training classes when grant funds are available. Cowley College also has numerous registered apprenticeship opportunities.







## 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.

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Licensee

**Gary Oborny**

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Supervising/branch broker

**Occidental Management, Inc.**

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Real estate company name approved by the commission

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Buyer Seller Acknowledgement (not required)

Approved by the Kansas Real Estate Commission on Oct. 10, 2017