

# WEIGAND ONLINE AUCTION

ONLINE ONLY | BIDDING ENDS TUESDAY, APRIL 11, 2023



## WAREHOUSE/OFFICE AVAILABLE IN SOUTHEAST WICHITA

**SITE SIZE**  
4.92± Acres

**AVAILABLE SF**  
52,812 SF

**ZONING**  
LI

**2022 TAXES**  
GENERALS: 31,336.91

**TRAFFIC COUNTS**  
18,961 VPD at Pawnee  
& SE Blvd.

### OFFERED SEPARATELY & TOGETHER




**BUILDING 2530** - Bidding ends at 12:00 PM CT

**BUILDING 2536** - Bidding ends at 1:00 PM CT

**COMBINED** - Bidding ends at 2:00 PM CT

### SITE SUMMARY

- Great access to Highway I-135, I-235, & I-35
- SE of Pawnee Ave. & Southeast Boulevard
- Two buildings totaling 54,870 SF

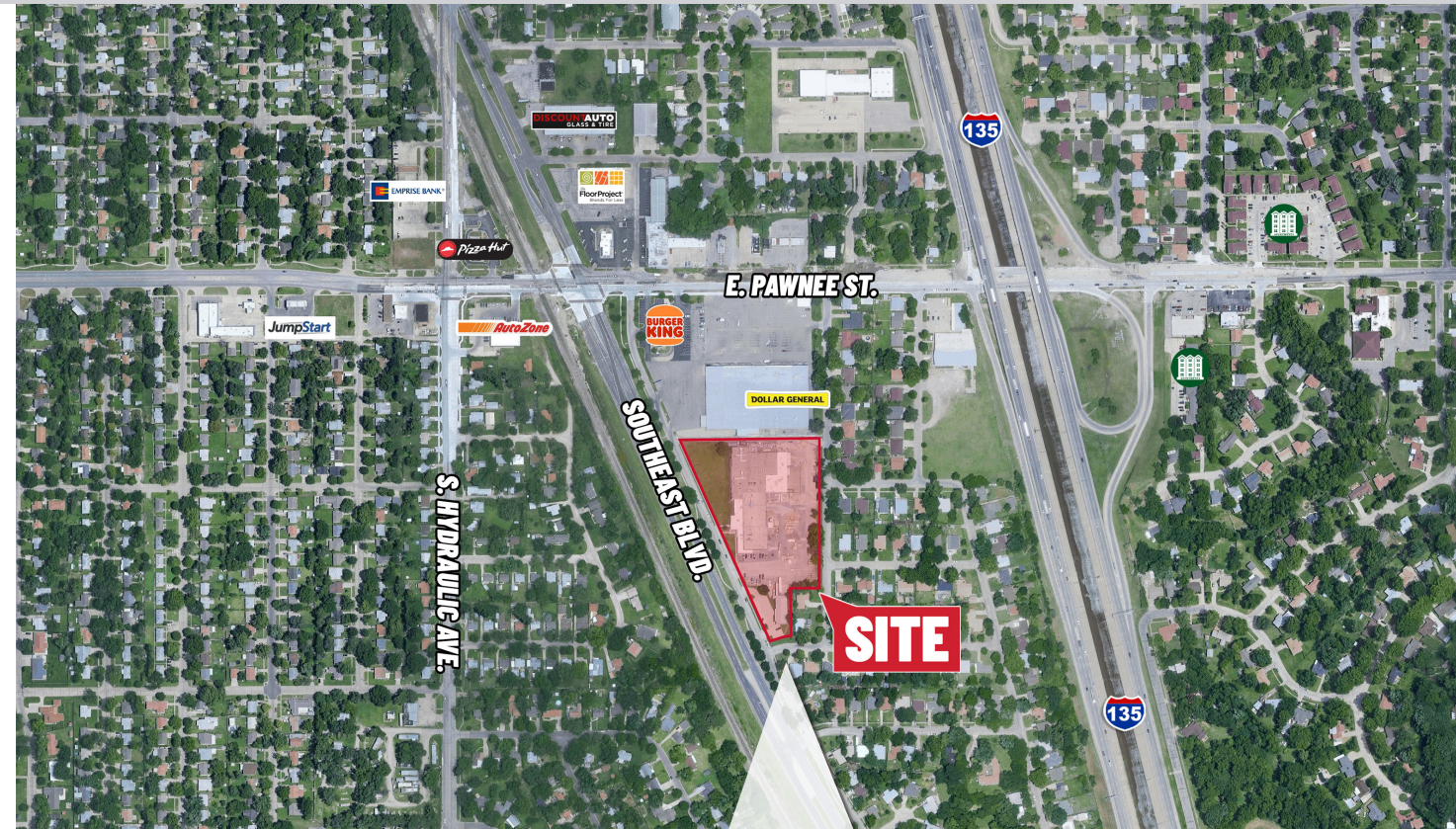
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	3,238	27,532	399,529
 AVG. HH INCOME	\$40,541	\$75,202	\$75,014
 MEDIAN AGE	31.5	33	35.1

SCAN FOR  
MORE INFO.



2530 & 2536 S. Southeast Dr.  
Wichita, KS

Register & Bid online at [WeigandAuctions.com](https://WeigandAuctions.com)



**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://WeigandAuctions.com)



**Kevin Howell, Auctioneer** | 316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

AUCTION PROCEDURE: Properties are being offered Separate & Together and subject to Seller's confirmation. Online bidding is by approval only. Bidders must provide a proof of funds letter from a bank to participate in online bidding. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. BUYER'S PREMIUM: A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. The property is subject to sale prior to the conclusion of the auction. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder.



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2530 & 2536 S. Southeast Dr.  
Wichita, KS

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2530 S. Southeast Dr.

**SITE SIZE**  
193,153 SF (4.43 ACRES)

**BUILDING SIZE**  
49,212 SF

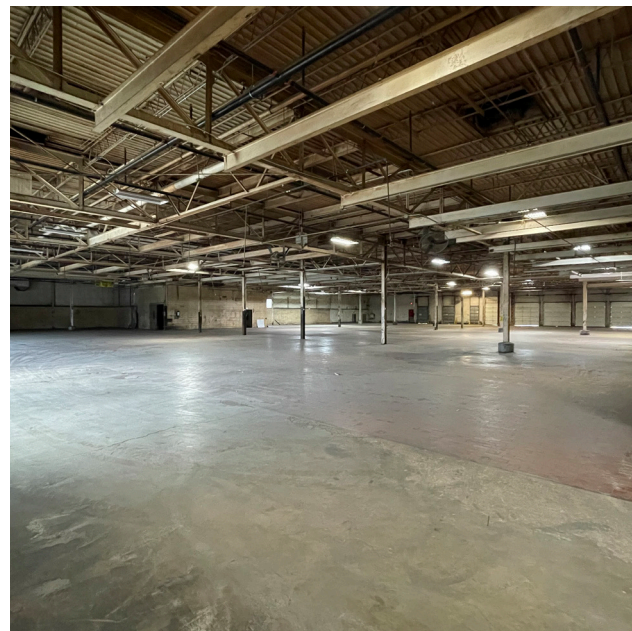
**YEAR BUILT**  
1957

**2022 TAXES**  
GENERALS: \$26,260.39

**TRAFFIC COUNTS**  
18,961 VPD at Pawnee  
& SE Blvd.

## PROPERTY HIGHLIGHTS

- 51,270 SF warehouse space
- 7 - dock high doors
- 3 - grade-level doors
- 16' clear height
- Warehouse fully heated & cooled
- 480v/200amp power
- 34 parking spaces



2536 S. Southeast Dr.

**SITE SIZE**  
21,166 SF (.49 ACRES)

**BUILDING SIZE**  
3,600 SF

**YEAR BUILT**  
1986

**2022 TAXES**  
GENERALS: \$5,076.52

**TRAFFIC COUNTS**  
18,961 VPD at Pawnee  
& SE Blvd.

## PROPERTY HIGHLIGHTS

- 1,800 SF warehouse space
- 1,800 SF office space
- 1 - dock high door with leveler
- 12' clear height
- Warehouse fully heated & cooled
- 15 parking spaces



AUCTION DIVISION



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