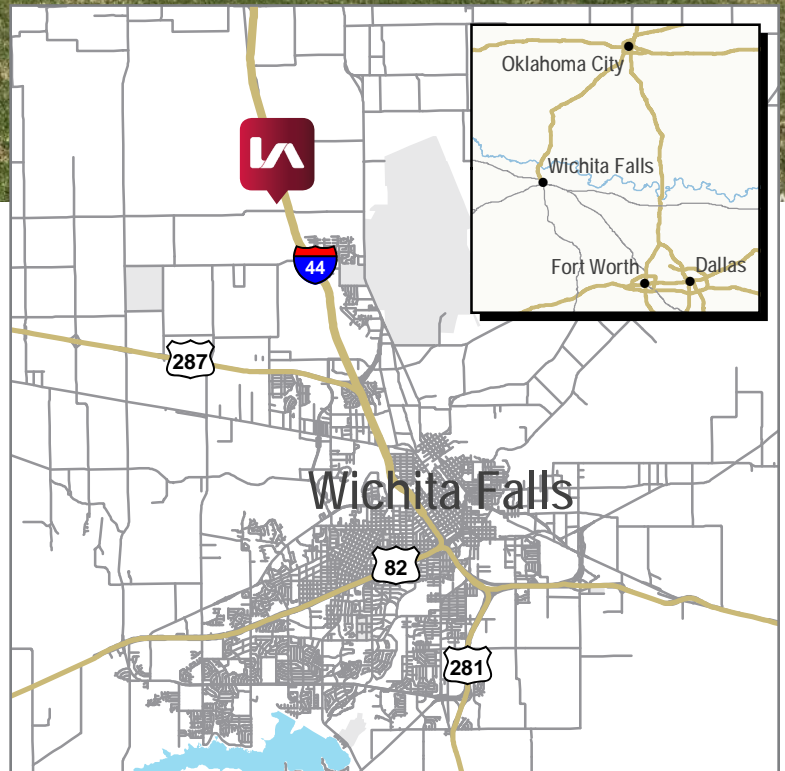


**FOR SALE OR LEASE**

8600 N. CENTRAL FREEWAY, WICHITA FALLS, TX 76308  
± 458,810 SF AVAILABLE ON 97.1 ACRES



## LISTING DATA

**COUNTY:** Wichita

**LOCATION:** Ideally located on I-44 and minutes to Highway 287 and 82. Approximately a 15-minute drive to Wichita Falls Regional Airport and 100 miles to DFW Airport.



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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## SITE INFORMATION

**LAND AREA:** 97.10 Acres  
**ZONING:** Industrial

## BUILDING INFORMATION

**TOTAL SIZE:** (± 128,810 SF building/ ± 350,000 SF building)  
**OFFICE:** ± 20,000 SF, Modern Air Conditioned, Dropped Acoustical Tile Ceiling  
Carpeted Floor, Fluorescent Lighting  
**YEAR BUILT:** 1978  
**CONSTRUCTION:** Tilt Wall  
**ROOF:** Built-Up with 1½ foam /silicone/granule overcoat  
**CLEAR HEIGHT:** 21' (Min) - 45' (Max)  
**COLUMN SPACING:** 40' x 50'  
**DOCK DOORS:** 12 - (8' x 10') Dock Level with Seals & Levelers  
**BUILDING DIMENSIONS:** 920'W x 450'D  
**SPRINKLERED:** 100% Wet System with Fire Loop, 125 PSI Static & 50 PSI Residual Pressure  
**PARKING:** 621 Paved and Lighted Parking Spaces  
**RAIL:** BNSF with Wichita, Tillman & Jackson for switching, one rail door on North side  
**FLOORING:** 5" Concrete, 4,000 psi reinforced  
**LIGHTING:** Combination of T-8 Fluorescent Lighting & High Pressure Sodium  
**EMERGENCY BACKUP GENERATOR:** 10,000 gallon propane backup for natural gas; two diesel tanks for backup generator sets (generators have been removed)  
**POWER:** Supplied by ONCOR Electric; 138 KVA Dual feeds with primary transformer  
142.3 KVA - 13.2 KVA rated; secondary 12.5 KVA - 480Y/277 volt 3 phase 4 wire KVA  
**GAS:** Supplied by Atmos Energy  
**WATER:** Supplied by City of Wichita Falls; 12" line; 250 gallon fire suppression backup  
**SEWER:** Supplied by City of Wichita Falls; 12" main  
**COMMENTS:** Freestanding Building  
100% HVAC

## ECONOMIC

**LEASE RATE:** \$2.50 NNN  
**SALES PRICE:** \$12,617,275 (\$27.50 PSF)

## ESTIMATED OPERATING EXPENSES:

Taxes:	\$.24/SF
Insurance:	\$.17/SF
CAMs:	\$.18/SF
Total:	\$.59/SF



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