



## **PROPERTY DESCRIPTION**

Excellent mid-town warehouse/work location between Kansas Avenue and Topeka Blvd. This pre-engineered steel building with two grade-level doors has high-end entry features, glass doors, and side lights. Monument and building signage are available.

## **OFFERING SUMMARY**

Lease Rate	\$8.00 SF/yr
Building Size	16,500 <sup>+/-</sup> SF
Available Space	1,375 - 7,075 <sup>+/-</sup> SF
Lot Size	76,759 <sup>+/-</sup> SF
Year Built	2017
Zoning	I1

## **INDUSTRIAL SPECS**

Doors	2 - 10'x14' (rear of building)
Ceiling Height	14' - 16'
Column Spacing	25' x 80'
Construction	Preengineered steel with single pitch
Lighting	LED high-bay lighting
Westar Electric Service	200 AMP, 3 phase
Water & Sewer Service	City of Topeka
Gas Service	Kansas Gas Service
HVAC	Overhead heat in the warehouse
Signage	Building and monument



Listed By:

ED ELLER
Broker, SIOR, Partner
785.228.5302
ed@kscommercial.com







SPACE	LEASE RATE	BASE RATE/MO	CHARGES/SF	CHARGES/MO
Suite B - 1,375 <sup>+/-</sup> SF	\$8.00 SF/yr	\$916.66	\$4.35/SF	\$498.44
Suite C - 5,700 <sup>+/-</sup> SF	\$8.00 SF/yr	\$3,800.00	\$4.35/SF	\$2,066.25
Combo- 7,075 <sup>+/-</sup> SF	\$8.00 SF/yr	\$4,716.67	\$4.35/SF	\$2,564.69

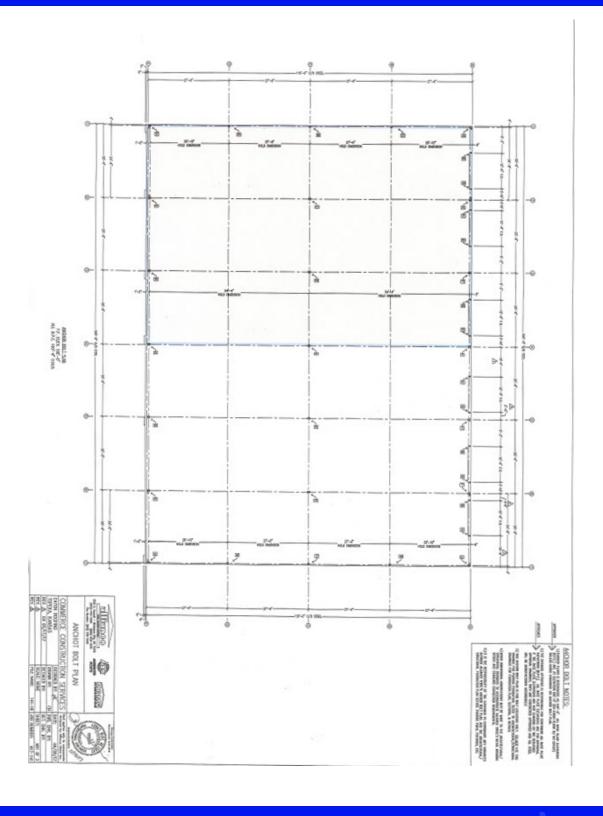
Landlord is responsible for roof and structural maintenance.

Tenant is responsible for their pro-rata share of CAM, real estate taxes and owner insurance, interior maintenance, utilities, and janitorial.



Listed By: ED ELLER Broker, SIOR, Partner 785.228.5302 ed@kscommercial.com







Listed By:

ED ELLER
Broker, SIOR, Partner
785.228.5302
ed@kscommercial.com