

FOR SALE  
1821 COMMERCE DRIVE  
TONGANOXIE, KS

AREA  
REAL ESTATE ADVISORS



# PROPERTY HIGHLIGHTS

10,000 SF INVESTOR OPPORTUNITY  
15 MINUTES FROM LAWRENCE & I-435 / I-70 INTERCHANGE  
SALE PRICE: \$1,664,772 (7.25% CAP RATE)



## BUILDING INFORMATION

|                  |   |               |   |
|------------------|---|---------------|---|
| YEAR BUILT:      | 2019  | ROOF:         | METAL   |
| BUILDING SIZE:   | > OFFICE: 2,500 SF<br>> WAREHOUSE: 7,500 SF | LOADING:      | > DRIVE-IN DOORS:<br>(2) 14' X 14'<br>> DOCK HIGH DOOR:<br>(1) 10' X 9' |
| LAND SIZE:       | 2.1 ACRES                                   | POWER:        | 3-PHASED / 240 VOLT   |
| OUTDOOR STORAGE: | NONE - ABILITY TO ADD WITH THE ACREAGE      | TAXES (2024): | \$23,538.66 PSF   |
| CLEAR HEIGHT:    | 15' - 18.5'                                 |               |   |

## LEASE ABSTRACT

|                            |  |
|----------------------------|--|
| NOI:                       | \$120,696  |
| CAP RATE:                  | 7.25%  |
| TERM REMAINING:            | 5 YEARS  |
| LEASE TYPE:                | NNN  |
| TENANT RESPONSIBILITIES:   | PROPERTY TAXES, CAM, INSURANCE, UTILITIES, HVAC, REPAIRS & MAINTENANCE |
| LANDLORD RESPONSIBILITIES: | ROOF AND STRUCTURE REPLACEMENT   |

# PROPERTY PHOTOS



1821 COMMERCE DR



# CONTACT

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