

FOR LEASE
WAREHOUSE/STORAGE SPACE

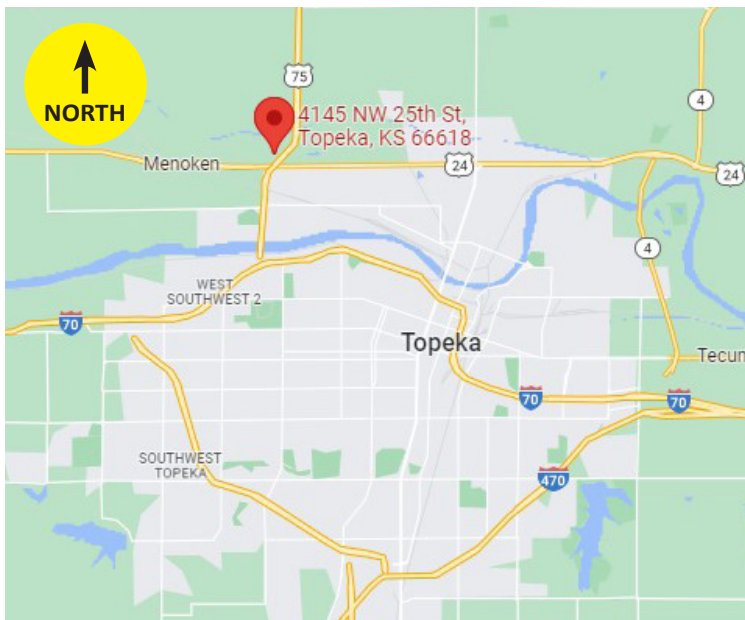
4145 NW 25TH STREET
 TOPEKA, KS 66618



PROPERTY DETAILS Clear span, secure metal building with a metal roof and 3 - 12x12 overhead doors, one 481^{+/-} SF office and restroom.

BUILDING FEATURES An open, clear-span warehouse with flexible design with multiple overhead doors and 50'x100' dimensions allow for a wide range of uses. Has 3-12'x12', 1 - 8'x8' drive in door. Some highway visibility and signage is possible.

LOCATION FEATURES Located in north Topeka, just off Hwy 24 and Hwy 75 allowing easy access to I-70. Located east of PTMW and west of Bettis Companies. Directly across from the Brickyard Barn.



LEASE RATE	\$6.50/SF/YR
AVAILABLE SPACE	5,000 ^{+/-} SF
TOTAL BUILDING SIZE (4 buildings)	33,150 ^{+/-} SF
LOT SIZE	122,557 ^{+/-} SF 2.81 ^{+/-} Acres
YEAR BUILT	1991
ZONING	I-2; Heavy Industrial
PARKING	Gravel parking lot, fenced in yard
CEILING HEIGHT	13' Side Walls; 15' at apex
DOORS	3 - 12'x12' drive-in door 1 - 8'x8' overhead door
LIGHTING	Fluorescent lighting(will upgrade LED)
ELECTRIC	Multiple electric outlets along each wall; 200 amp three phase power; 30 amp/220V plus; 208/120V service
CONSTRUCTION	Free standing Pre-eng. steel building, 13x37 office with restroom

ED ELLER
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SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:
Building D	5,000 ^{+/-} SF	\$6.50	\$2,708.33

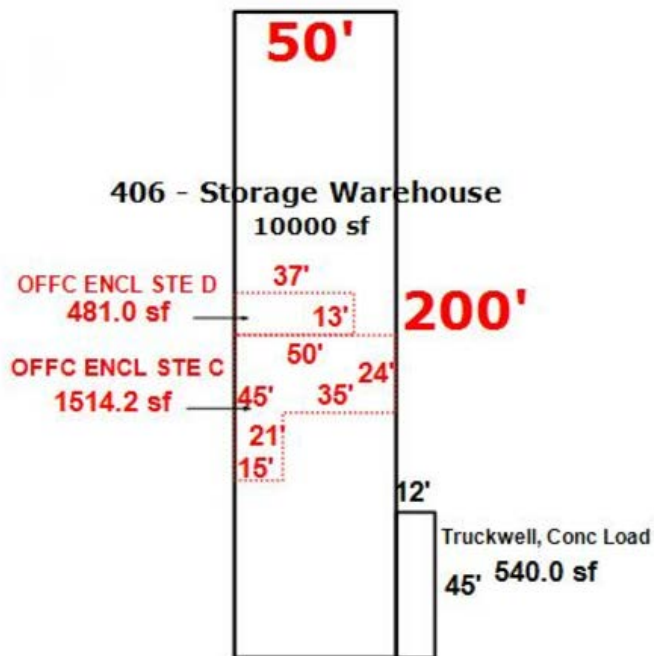
Available Immediately

LANDLORD PAYS:

Base year taxes and insurance, roof and structural maintenance and exterior maintenance.

TENANT PAYS:

Utilities, janitorial, systems maintenance, and minor interior maintenance.



SUITES

