



PROPERTY SUMMARY

SALE PRICE 635, 700 & 706 SE 7th Street: \$500,000

LEASE RATE 700 SE 7th Street: 7,776[±] SF \$5.00/SF/YR, Modified Gross \$3,240/MO

BUILDING SIZES 635 SE 7th Street: 3,716[±] SF
 700 SE 7th Street: 7,776[±] SF
 706 SE 7th Street: 4,700[±] SF

LOT SIZES 635 SE 7th Street: 15,211[±] SF / 0.35[±] Acres
 700 & 706 SE 7th Street + 2 other parcels: 89,429[±] SF / 2.05[±] Acres

2023 R.E. TAXES 635 SE 7th Street: \$2,929.44
 700 & 706 SE 7th Street + 2 other parcels: \$6,718.72

ZONING I-2; Heavy Industrial

CONSTRUCTION Brick and Concrete Block

YEARS BUILT 635 SE 7th Street: 1960, 1980, and 1986
 700 SE 7th Street: 1906 & 1984
 706 SE 7th Street: 1930

FEATURES

Central location, east of downtown. Adjacent to BNSF Railway. Close proximity to I-70 via Adams and 10th St.

Mostly fenced 1.8 acre paved/gravel yard with a decent gravel base.

Excellent IOS property.

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FOR SALE | HEAVY INDUSTRIAL BUILDINGS

635, 700 & 706 SE 7TH STREET | TOPEKA, KS 66607



700 SE 7th Street



706 SE 7th Street

WAREHOUSE SPECS:

CEILING HEIGHT: 14' - 18'

OVERHEAD DOORS: 2 - 12'x10' and 1 - 10'x12' grade level,
1 - 10'x10' and 1 - 8'x8' dock high

CONSTRUCTION: Masonry with steel columns,
and pre-engineered steel

ROOF: Combination of metal and bituminous

COLUMN SPACING: Varies

HEATING & COOLING: HVAC in offices, balance overhead convection
gas heat

ELECTRIC: 3-phase

LIGHTING: Varies, LED and fluorescent

BUILDING FEATURES:

Great combination of dock high space and drive in, very flexible and functional buildings. 706 SE 7th was recently remodeled on the interior and painted. 700 SE 7th has a couple of tenants, may produce additional future income for the right owner. Additional fenced yard, currently a grassy area, could be developed for industrial use.



635 SE 7th Street

SERVICE REPAIR GARAGE & WAREHOUSE SPECS:

CEILING HEIGHT: 10' - 12'

OVERHEAD DOORS: 1 - 10'x12' and 3 - 10'x10' drive-in doors

CONSTRUCTION: Concrete block

ROOF: Combination of metal and bituminous

HEATING & COOLING: Space heater

ELECTRIC: 3-phase

LIGHTING: Varies, LED and fluorescent

BUILDING FEATURES:

Former towing company and automobile repair and service garage. Property includes a fenced yard, 680[±]-SF storage warehouse, and a 440[±]-SF office.