



PROPERTY SUMMARY

SALES PRICE	\$0.92 - \$1.59/SF
LAND SIZE	3.25 - 7.5+/- Acres
ZONING	I-1; Industrial
TERRAIN	Generally level
AIRPORT	Forbes Field - a 5-minute drive
ELECTRIC SERVICE	Westar Energy, not currently available to property
GAS SERVICE	Kansas Gas Service, not currently available to property
WATER & SEWER	City of Topeka, not currently available to property
TRAFFIC COUNT	11,400+/- cars per day on I-75

EXCLUSIVELY LISTED BY:

MIKE MORSE

SIOR | Partner

Direct: 785.228.5304

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FOR SALE | INDUSTRIAL LAND OPPORTUNITY
HIGHWAY 75 & 77TH STREET | WAKARUSA, KS 66546

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



SITE(S) AVAILABLE:	TOTAL/SF:	TOTAL/ACRES:	PRICE/SF:	PRICE:
SITE A, DIVIDED:	141,570 ^{+/-}	3.25 ^{+/-}	\$1.59	\$225,000
SITE A:	326,700 ^{+/-}	7.50 ^{+/-}	\$0.92	\$300,000

SITE FEATURES: Located in the NW corner of Hwy 75 & 77th St. just east of I-75 with diamond interchange access leading to the Kansas Turnpike and I-470. Santa Fe Trail crosses southern portion of site.