

FOR LEASE

1401 NW MOUNDVIEW DR

Topeka, KS 66618

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

Warehouse building with excellent clear height, good column spacing, and secure parking. Grade-level drive-in doors could be added to the east end of the building for added functionality. The property also features channel letter signage, ample parking, and overhead heating throughout. The entire building is "food grade" and has a wet pipe sprinkler system.

INDUSTRIAL SPECS

Space Available	14,000 ⁺⁻ SF
Lease Rate	\$8.75/SF/YR
Building Size	152,160 ⁺⁻ SF
Lot Size	548,856 ⁺⁻ SF, 12.6 ⁺⁻ Acres
Year Built	1997
Zoning	PUD with I1 usage
Parking	Concrete parking and drive. Up to 15 parking places and 5 trailer positions.

Ceiling Height	28'7 ⁺⁻ north eave under joist 24 ^{1/4} ⁺⁻ under beam at west eave 29.5 ^{1/4} ⁺⁻ under beam on east wall at peak
Construction	One-story tilt-up concrete building
Floor	6' reinforced concrete
Dock Doors	6 - 8'x10' dock-high doors with dock plates, locks, and bumpers
Column Spacing	60' center to center (east to west) 40' center to center (north to south)
Heating & Cooling	2 gas fired, forced air, overhead furnaces in the warehouse. 2 louver ventilation systems. Roof ventilation vents/louvers and "Big Ass TM" fan.
Electric Service	Westar
Gas Service	Kansas Gas
Water & Sewer	City of Topeka
Lighting	Florescent & metal halide Lighting

Listed By:



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

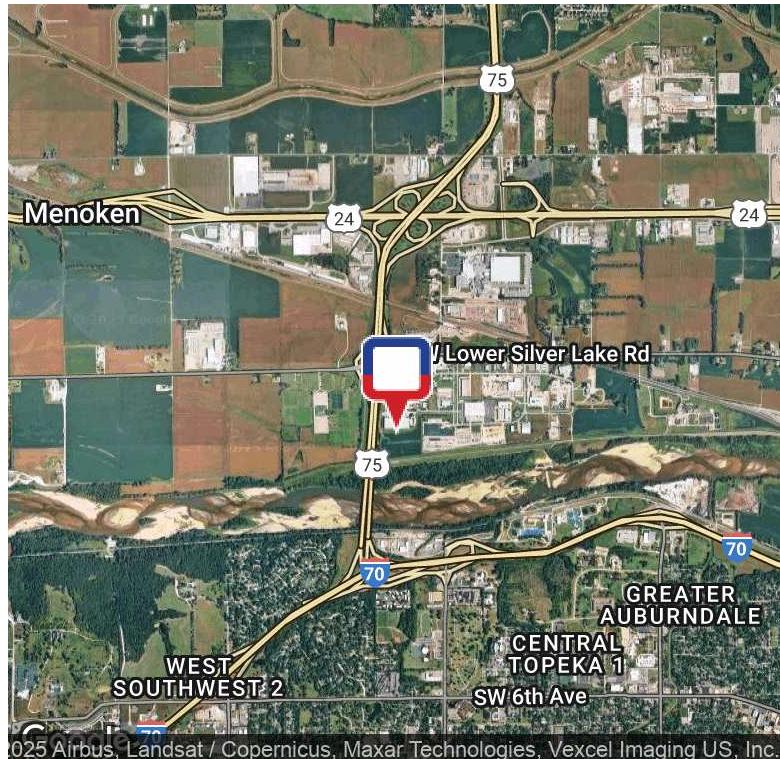
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SPACES	LEASE RATE	SPACE SIZE	RATE/MO	EST. CHARGES/SF/YR
Suite D	\$8.75 SF/yr	14,000 ⁺⁻ SF	\$10,208.33	\$3.45/SF/YR

Smaller very tall (27-30 ft.) dock-high warehouse space for lease with 2-3 dock doors, separate entrance, and a restroom. Available January 2026.

NNN lease and the landlord is responsible for roof and structural maintenance, repair, and replacement.

Tenant is responsible for all operating expenses.

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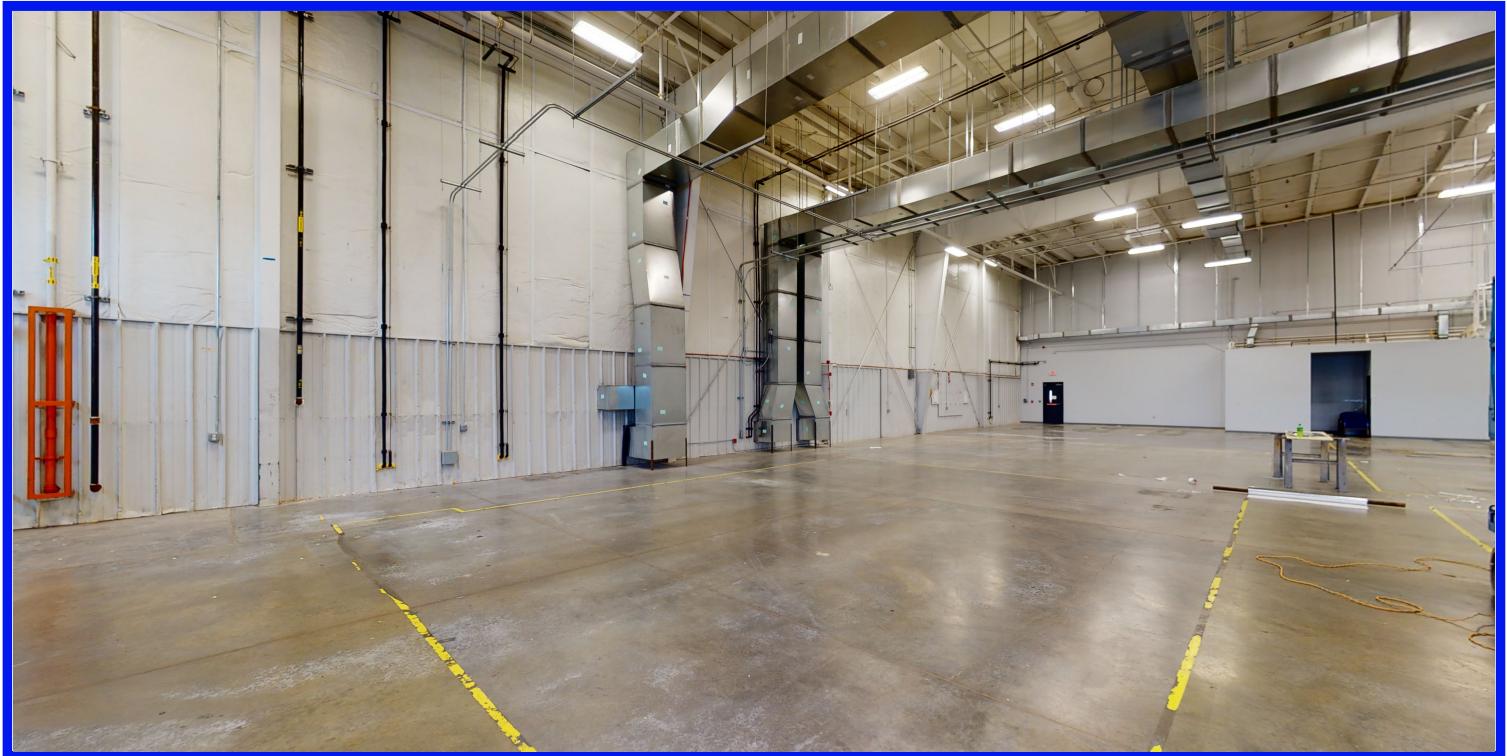
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