



PROPERTY DESCRIPTION

This solid brick and concrete facility with wood columns and beam system offers a functional mix of office, production, and cold warehouse space designed to support a wide range of operations. It includes 3 offices (one with a fireplace), a vault, a work room, lab, kitchen, and 3 restrooms. The property benefits from convenient access to Highway 24/40, providing excellent connectivity for shipping, logistics, and regional travel.

The property is equipped with two overhead doors for efficient loading and distribution, electrical infrastructure including 110/220 power and 3-phase service in select areas to accommodate industrial and manufacturing needs.

The office features modern technology and updated systems, creating a professional workspace.

The north warehouse has a ramped mezzanine area for added storage or operational flexibility, with part of it finished in hardwood flooring ideal for specialized uses or light production. Additional highlights include a climate-controlled production area (4,300+/- SF) for temperature-sensitive operations and a dedicated concrete block tool and machining room.

OFFERING SUMMARY

Sale Price	\$450,000
Lease Rate	\$4.25 SF/yr
Building Size	18,464 ^{+/-} SF
Available Space	18,464 ^{+/-} SF
Lot Size	2.15 ^{+/-} Acres
Year Built	1948
Zoning	I1-Light Industrial
2025 RE Taxes	\$12,621.05
Grade-Level Doors	1-10'x12' and 1-12'x14'
Column Spacing	16'x16'
Clear Height	16'
Eaves-South Building	10'
Roof	EPDM-unknown age
Parking	Gravel Lot

Listed By:



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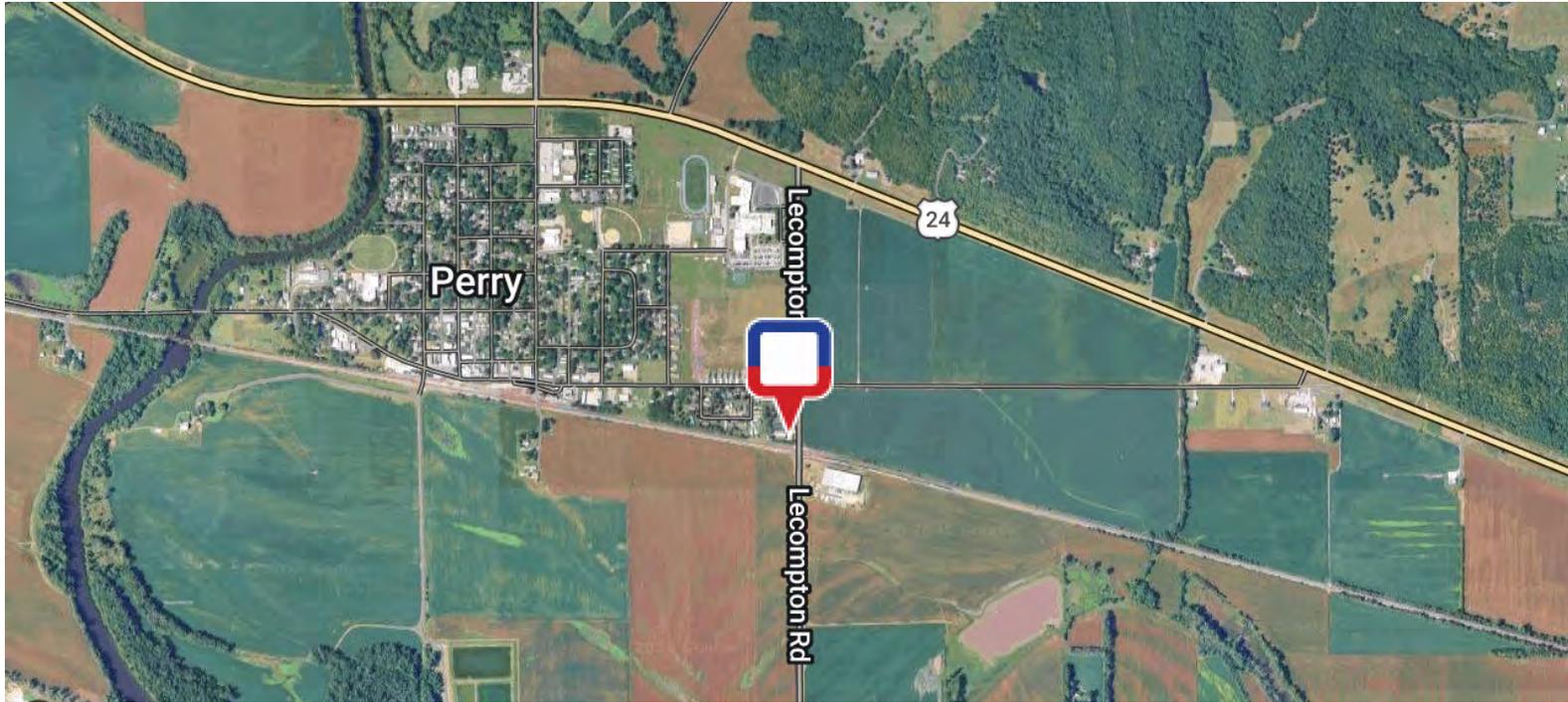
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FOR SALE / LEASE

204 LECOMPTON ROAD

Perry, KS 66073

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



SPACE SIZE

18,464^{+/-} SF

LEASE RATE

\$4.25 SF/yr

BASE RATE/MO

\$6,539.33

Landlord is responsible for roof, structure, and base-year taxes and insurance.

Tenant is responsible for utilities, janitorial, minor interior maintenance, landscaping and snow removal, as well as any increases in taxes and insurance over the base year.



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KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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