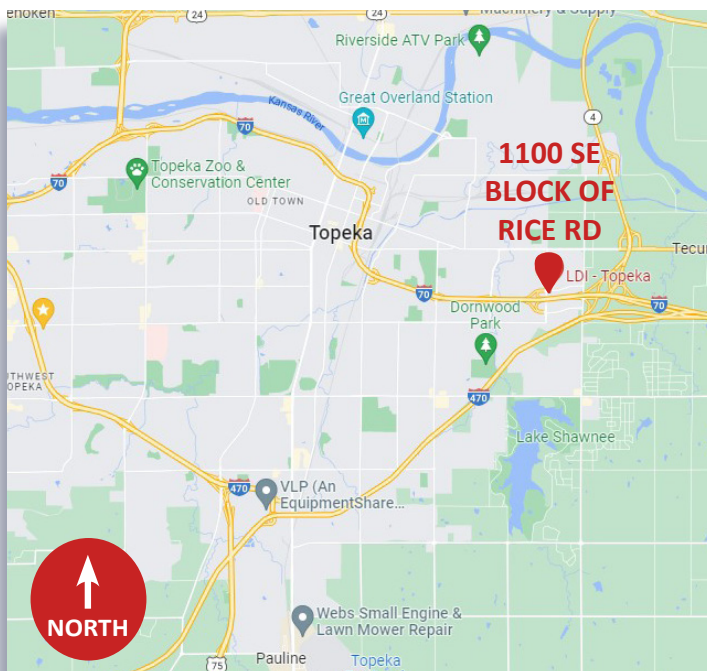




This is a great site for Industrial use that requires proximity and visibility to I-70. Potential development could accommodate 2-3 smaller buildings or one larger building. Many possible options for use such as logistics, industrial sales and service, dealerships, distribution, etc. Site is access controlled by KDOT.



PROPERTY SUMMARY

ASKING PRICE	\$299,900 Cash at Closing
PRICE/SF/ACRE	\$1.18 ⁺ / SF
LOT SIZE	5.85 ⁺ - Acres 254,826 ⁺ - SF
2024 R.E. TAXES	Tract I: \$661.54 Tract II: \$1,303.42
ZONING	PUD I1-Light Industrial
UTILITIES	Access to all City Utilities

ED ELLER
 Broker | SIOR | Partner
 Direct: 785.228.5302
 ed@kscommercial.com





LOT FOR SALE:	SIZE/ACRES:	SIZE/SF:	RATE/SF:	COMMENTS:
Tracts I and II	5.85 ^{+/-}	254,826 ^{+/-}	\$1.18	A combo of Tracts I and II.

- Located just east of the Rice Rd exit from I-70 with approximately 900 ft of frontage on I-70.
- Two tracts of land, excellent potential for an Industrial Outdoor Storage site.
- Zoned I-1 Light Industrial.
- Trucking companies in the vicinity including Price Trucking and Old Dominion.
- Other area companies that use outside storage include: LDI of Topeka, G.W. Van Keppel Co., Sunbelt Rentals, Suflower Paving, and Landscape Supply.

LOT FEATURES:

Excellent small industrial site that is currently divided into two tracts. The property access is off SE Sycamore Dr. and features a concrete entry street that is in great condition and no specials are owed on it.

Tract II adjoins an 18" Sanitary Sewer Main on the east property line and a 12" distribution water main on SE Sycamore.

LOCATION FEATURES:

900 ft. +/- of frontage on I-70 and SE Sycamore Dr. and is directly accessible via the 1/2 diamond interchange at I-70 and Rice Rd Exit