

# FOR SALE 1700 COMMERCE DRIVE TONGANOXIE, KS



# PROPERTY HIGHLIGHTS

16,700 SF OWNER-USER OPPORTUNITY

15 MINUTES FROM LAWRENCE & I-435 / I-70 INTERCHANGE

SALE PRICE: \$2,104,475 (\$126.02 PSF)



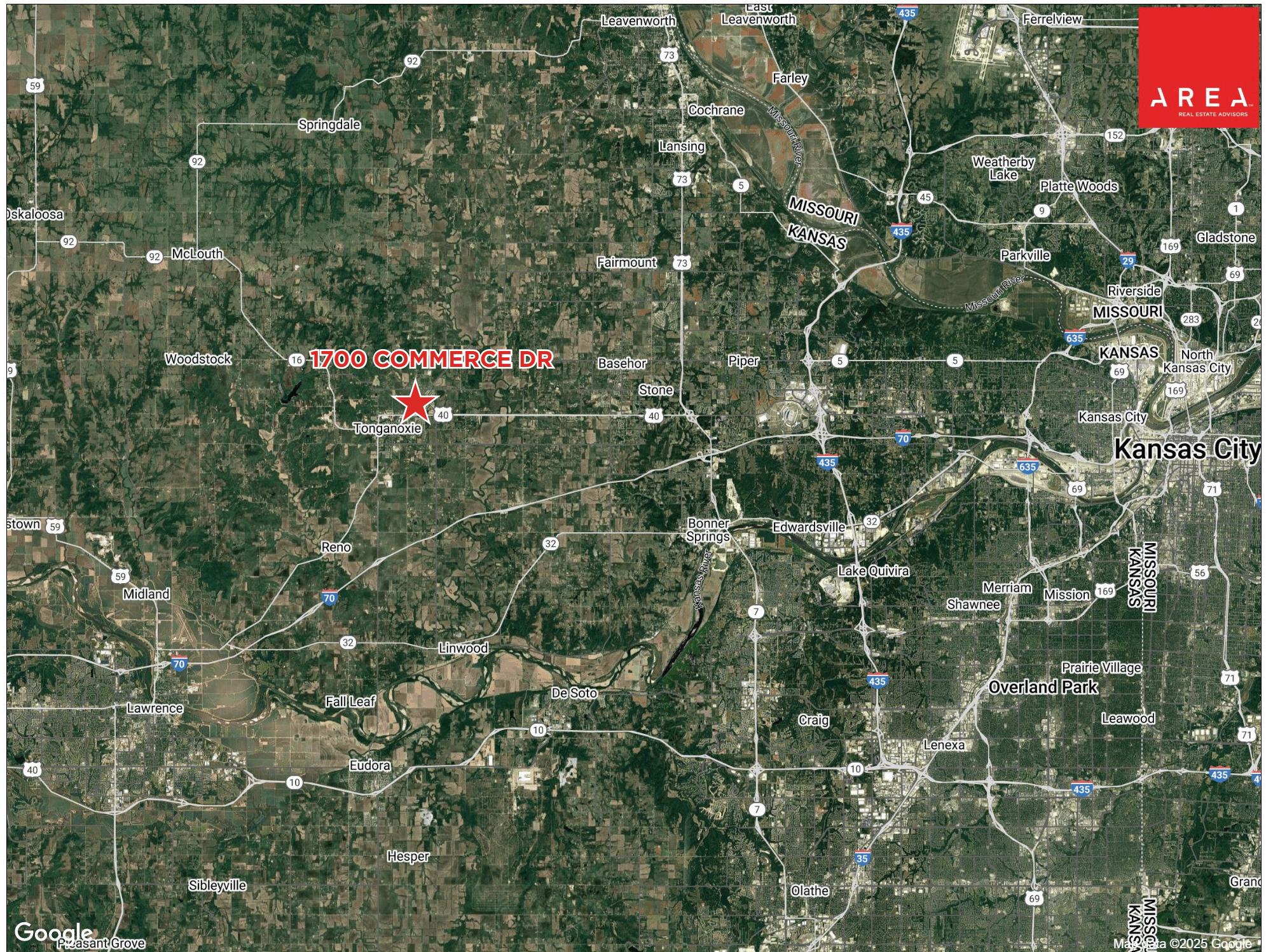
## BUILDING INFORMATION:

YEAR BUILT:	2022
BUILDING SIZE:	> OFFICE: NONE > WAREHOUSE: 16,700 SF
LAND SIZE:	1.6 ACRES
OUTDOOR STORAGE:	3,600 SF (PAVED)
CLEAR HEIGHT:	10.5' - 14.5'
ROOF:	METAL
LOADING:	DRIVE-IN DOORS (2) 12' X 12'   (1) 12' X 14'
POWER:	3-PHASED 400 AMP / 347 VOLT
TAXES (2024):	\$35,084.80 PSF



# PROPERTY PHOTOS





# CONTACT

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