



**PROPERTY: 3120 S KANSAS AVENUE, TOPEKA, KS**

<b>PRICE:</b>	<b>\$955,000 Cash at Closing</b>
<b>LEASE RATE:</b>	<b>\$4.25/SF/yr</b>
<b>BUILDING SIZE:</b>	19,634 <sup>+/-</sup> SF per Shawnee County
<b>LOT SIZE:</b>	51,930 <sup>+/-</sup> SF per Shawnee County
<b>ZONING:</b>	I-2; Heavy Industrial
<b>YEAR BUILT:</b>	1962, 1970
<b>PARKING:</b>	Ample parking
<b>SIGNAGE:</b>	Façade and pole signage
<b>ELECTRIC SERVICE:</b>	Westar Energy; 3 phase
<b>GAS SERVICE:</b>	Kansas Gas Service
<b>WATER &amp; SEWER:</b>	City of Topeka
<b>CONSTRUCTION:</b>	A combination of concrete and steel frame with brick veneer
<b>HEATING &amp; COOLING:</b>	Office/retail portion is air conditioned, warehouse is heated with overhead heaters, a portion of the building was formerly refrigerated, infrastructure is there to support an updated system.
<b>PLUMBING:</b>	Male and female restrooms, production floor drains, etc.



## INDUSTRIAL SPECS

<b>DOCK-HIGH DOORS:</b>	Three - 7'-10" x 9' roll up dock doors	<b>CEILING HEIGHT:</b>	10' – 12' wall heights
	Two - 7' x 8' overhead doors	<b>COLUMN SPACING:</b>	Varies throughout building
<b>FLOOR CONSTRUCTION:</b>	Heavy concrete	<b>SPRINKLER SYSTEM:</b>	Wet sprinkler system
<b>LIGHTING:</b>	Metal halide and LED	<b>GRADE LEVEL DOORS:</b>	South: 15'-8" x 7'-9" North: 9'-8" x 7'-9"

<b>FOR LEASE:</b>	<b>SPACE SIZE</b>	<b>LEASE RATE</b>	<b>BASE RATE/MO</b>	<b>EST. NNN CHARGES</b>	<b>EST. RENT + NNN</b>
	13,500 <sup>+/-</sup> SF	\$4.25/SF/yr	\$4,781.25	\$1.65 <sup>+/-</sup> /SF/yr (\$1,856.25 <sup>+/-</sup> /mo)	\$6,637.50 <sup>+/-</sup> /MO

**TENANT PAYS:** All operating costs including a pro-rata share of real estate taxes, insurance, common area maintenance, repairs, and replacements of the mechanical, electrical, HVAC, and plumbing systems.

**LANDLORD PAYS:** For the maintenance, repair, and replacement of the roof and structure.

**LOCATION:** Located on the South side of Topeka just south of 29th Street on Kansas Avenue. Kansas Avenue and Topeka Boulevard both offer various surrounding retail and auto related locations. Kansas Ave. and 31st Street entrances.

**PROPERTY FEATURES:** Former refrigerated/freezer food production building (Falley's Freezer Beef), has been occupied by food distribution users (Nestle) in the past. Great opportunity to buy an industrial building with retail exposure on a busy local thoroughfare in the heart of the auto dealership district.

## LEARN MORE

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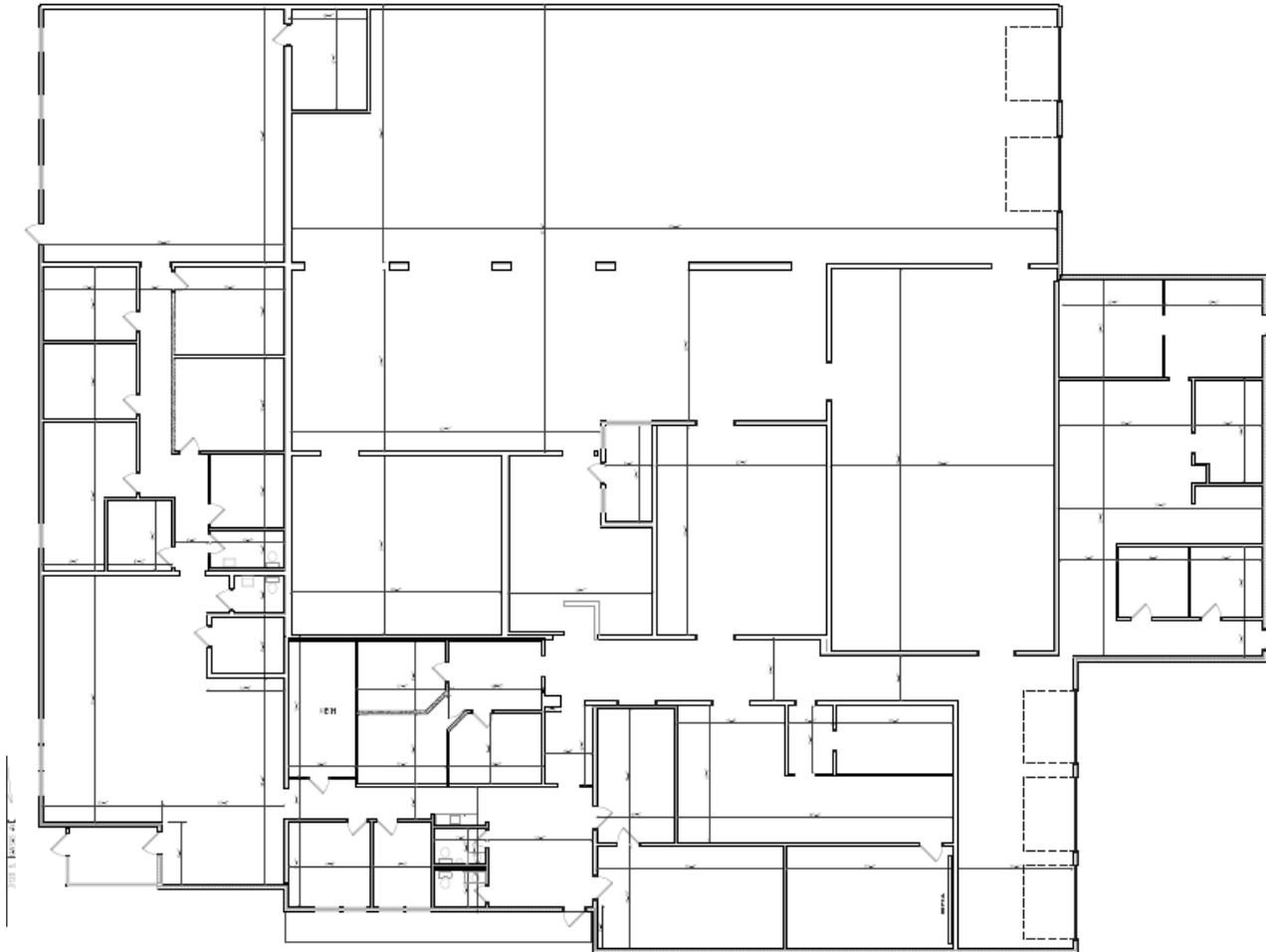
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## Virtual Walk-Thru Link:

<https://my.matterport.com/show/?m=XmMfkAKEZ9m>



**FLOOR PLAN**  
1/8" = 1'-0"  
3120 SOUTH KANSAS AVE.  
ON-LINE DRAWING  
© 2011  
TOPEKA, KANSAS  
785-228-5302

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