

FOR SALE / LEASE

1411 SE MONROE ST

Topeka, KS 66612

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION: Industrial warehouse in excellent condition near central Topeka. Sale includes two vacant land parcels adjacent to the building. A portion of the building property is in the flood zone “.2 percent zone” and “AE zone” for a small portion of the building lot.

OFFERING SUMMARY

Sale Price	\$1,045,000.00
Lease Rate	\$8.15/SF/yr
Building Size	13,700 ^{+/-} SF
Lot Size	2.30 ^{+/-} acres. Building is on .76 ^{+/-} acres. Two parcels of .76 ^{+/-} and .78 ^{+/-} are included in the sale.
Year Built	2004
Zoning	I1 & R1
2024 RE Taxes - 3 Parcels	\$15,661.90
Electric Service	Westar
Gas Service	Kansas Gas
Water & Sewer	City of Topeka
Construction	Metal on steel frame
Heating & Cooling	Heat in warehouse, heat & ac in office space are negotiable.

INDUSTRIAL SPECS

Dock Doors:	One-8' x 10' platform
Grade Level Doors:	Two - 10' x 12', two entry
Height:	18 ft. eave, 20 ft. peak ^{+/-}
Dock Platform:	1200 ^{+/-} SF w/driver door
Parking:	5 marked, another 10 angle in front possible.
Building Features:	Well designed, pre-engineered storage building, has been very well cared for by the owner and is in great condition. Owner is upgrading lighting to LED floods. Landlord is adding storage heat to the warehouse and will consider adding a small office and second restroom for the right tenant, and or provide a T.I. allowance.



Listed By:

ED ELLER
Broker, SIOR, Partner
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All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

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

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1411 SE Monroe

1411 SE Monroe (Section A - North Half)

1411 SE Monroe (Section B - South Half)

LEASE RATE

\$8.15 SF/yr

\$8.15 SF/yr

\$8.15 SF/yr

SPACE SIZE

13,700^{+/-} SF

7,450^{+/-} SF

6,250^{+/-} SF

BASE RATE/MO

\$9,305.00

\$5,060.00

\$4,245.00

Landlord pays base year taxes, insurance and CAM, and major repairs and replacements above an annual cap.

Tenant pays for minor repairs, interior maintenance, utilities, and janitorial.



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