



**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 <sup>±/-</sup> SF   |
| Lot Size                  | 2.30 <sup>±/-</sup> acres. Building is on .76 <sup>±/-</sup> acres. Two parcels of .76 <sup>±/-</sup> and .78 <sup>±/-</sup> 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

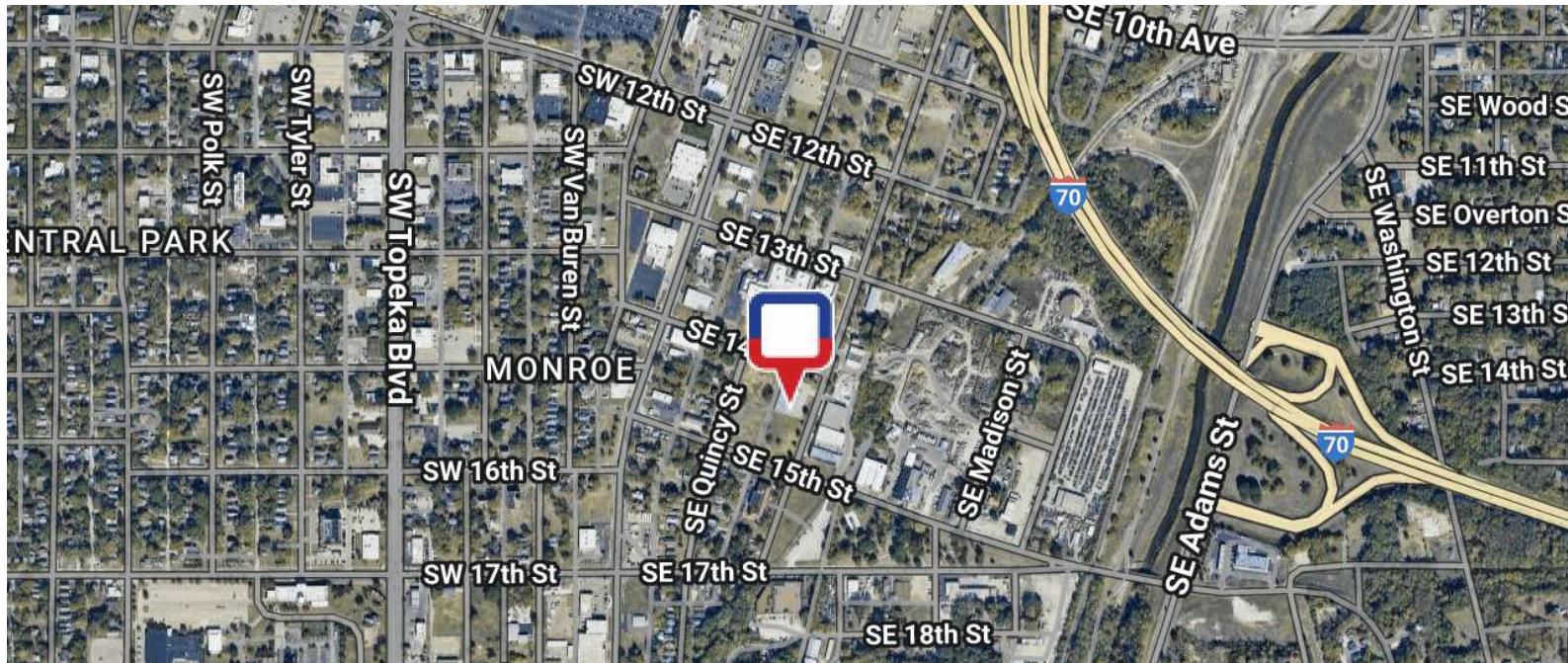
|                    |   |
|--------------------|---|
| Dock Doors:        | One-8' x 10' platform   |
| Grade Level Doors: | Two - 10' x 12', two entry  |
| Height:            | 18 ft. eave, 20 ft. peak <sup>±/-</sup>   |
| Dock Platform:     | 1200 <sup>±/-</sup> SF w/.driver door   |
| Parking:           | 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  
785.228.5302  
ed@kscommercial.com

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 lessee should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.



| SPACES                                  | LEASE RATE   | SPACE SIZE               | BASE RATE/MO |
|---|--------------|--------------------------|--------------|
| 1411 SE Monroe                          | \$8.15 SF/yr | 13,700 <sup>+/‐</sup> SF | \$9,305.00   |
| 1411 SE Monroe (Section A - North Half) | \$8.15 SF/yr | 7,450 <sup>+/‐</sup> SF  | \$5,060.00   |
| 1411 SE Monroe (Section B - South Half) | \$8.15 SF/yr | 6,250 <sup>+/‐</sup> SF  | \$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.

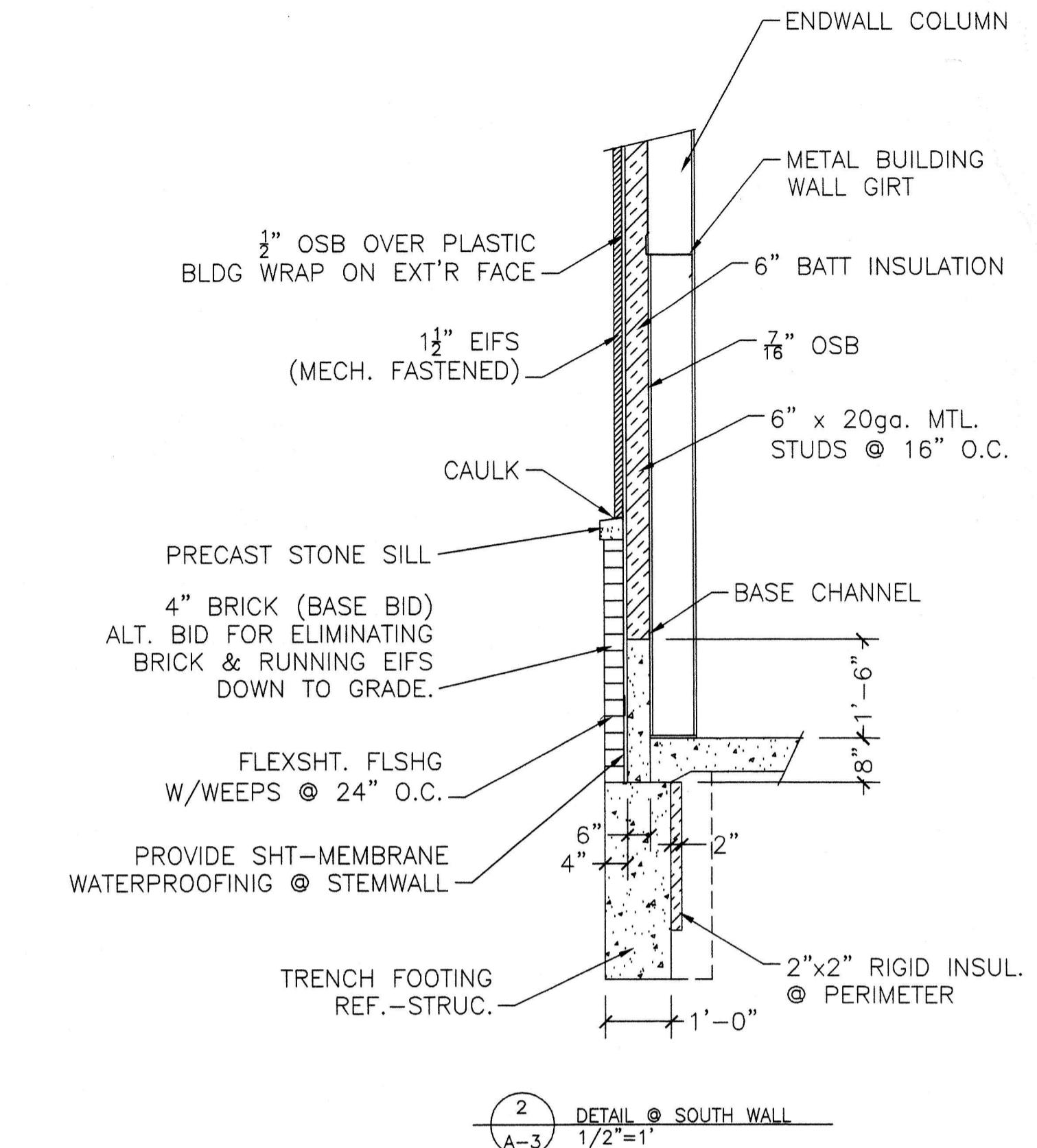
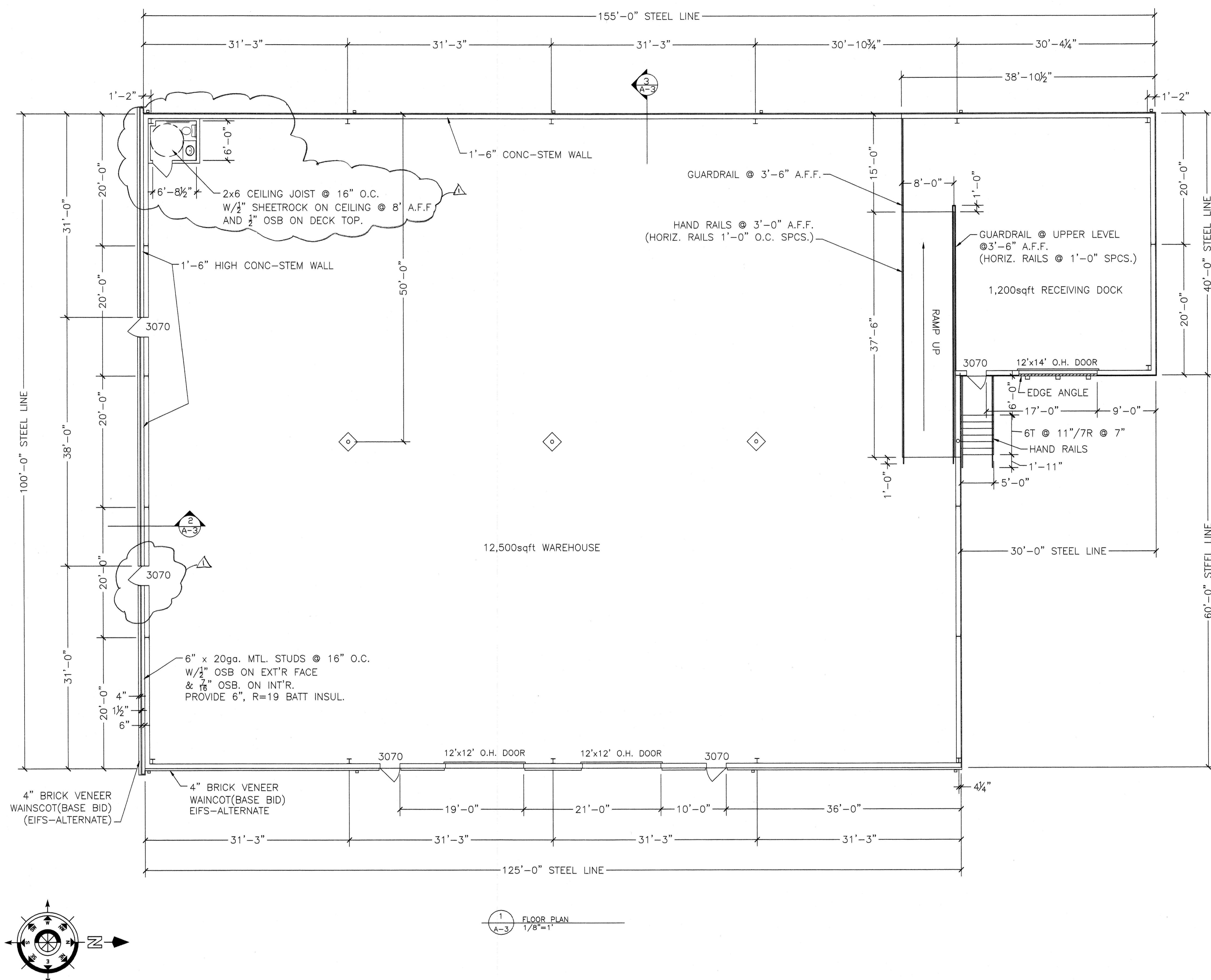


*Listed By:*

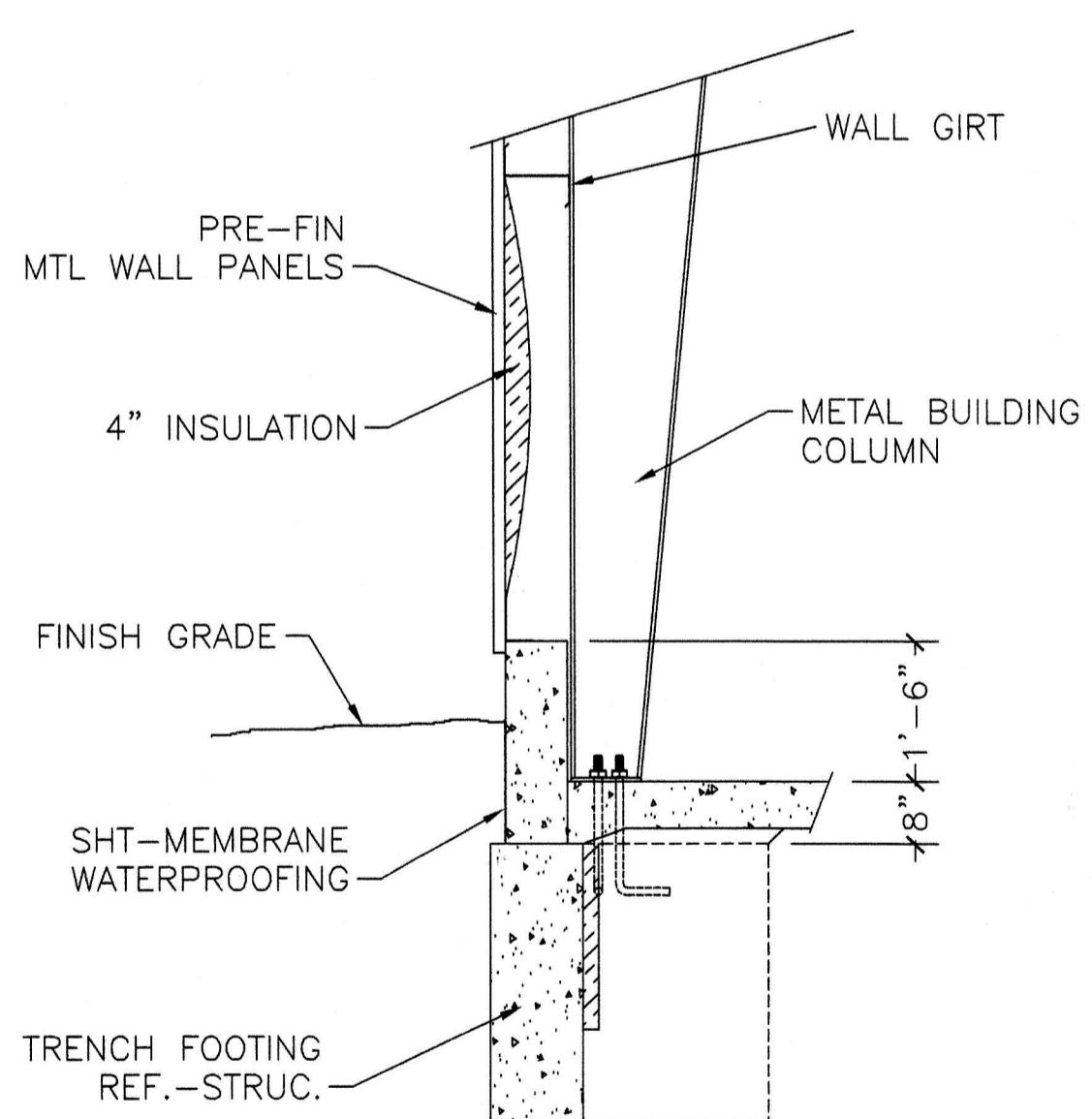


**ED ELLER**  
Broker, SIOR, Partner  
785.228.5302  
ed@kscommercial.com

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 lessee should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.



NOTE: AT EAST ELEVATION, PROVIDE ALTERNATE  
PRICE FOR ELIMINATING PRE-FINISHED MTL.  
PANELS & ADDING 1 1/2" EIFS.  
(WALL SEC. 1/A-3 IS SIMILAR CONSTRUCTION)



3 DETAIL @ WEST WALL  
A-3 1/2"=1'

| REVISIONS  |   |
|------------|---|
| 07/02/2003 | ADDED RESTROOM, EXTENDED RAMP, 4 1/2", ADDED DOOR @ SO<br>ENDWALL, CHANGED 1 1/2" GYPSHT TO 1/2" OSB. |
|            |   |
|            |   |
|            |   |

BY DATE NO

# STAR BUILDING SYSTEMS

THE INFORMATION CONTAINED ON  
THIS DRAWING IS THE PROPERTY OF  
CARNEY CONSTRUCTION, INC.,  
TOPEKA, KANSAS AND MAY NOT BE  
REPRODUCED IN ANY MANNER,  
DISCUSSED WITH, OR SUBMITTED TO  
ANY UNAUTHORIZED PERSONS OR  
ORGANIZATIONS, WITHOUT PRIOR  
WRITTEN APPROVAL BY AN  
AUTHORIZED REPRESENTATIVE OF  
CARNEY CONSTRUCTION, INC.

|                                   |                 |                   |
|-----------------------------------|-----------------|-------------------|
| DRN. BY<br>NHS                    | DATE<br>5/22/03 | SCALE:<br>1/8"=1' |
| BUILDER: CARNEY CONSTRUCTION INC. |                 |                   |
| OWNER: HILL & CO.                 |                 | SHEET N<br>A —    |
| JOB SITE: SE 14TH & SE MONROE     |                 |                   |