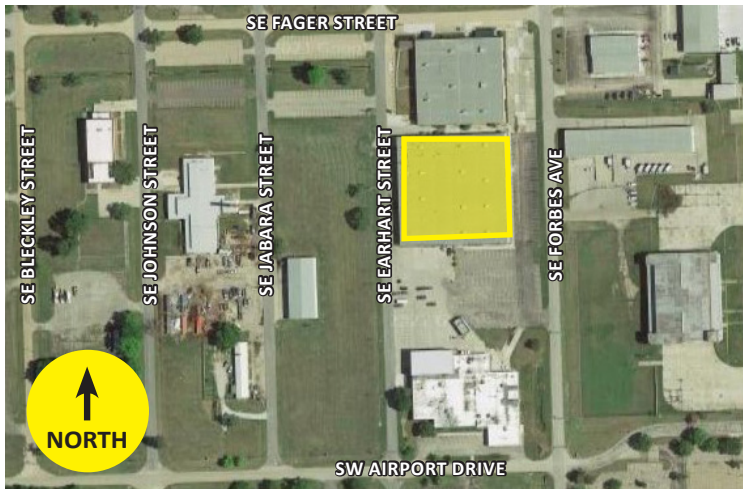
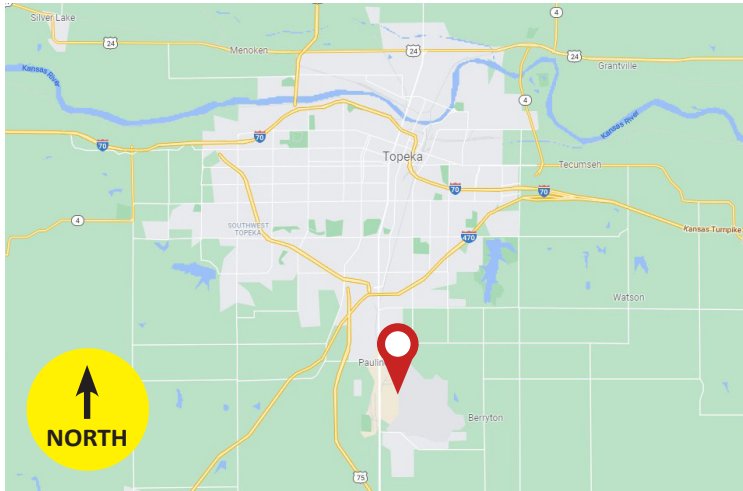


FOR LEASE | LIGHT INDUSTRIAL WAREHOUSE & OFFICE SPACE

6531 SE FORBES AVE, BUILDING 282 | TOPEKA, KS 66619



PROPERTY SUMMARY

LEASE HIGHLIGHTS	\$4.50 - \$5.50/sf/yr NNN-RS
AVAILABLE SPACE	5,000 - 16,882 ^{+/-} SF
BUILDING SIZE	63,500 ^{+/-} SF (253' x 253')
LOT SIZE	83,863 ^{+/-} SF 1.92 ^{+/-} acres
2025 R.E. TAXES	\$153,289.68
YEAR BUILT	1997
CONSTRUCTION	Pre-engineered steel building
ZONING	I-1; Light Industrial
PARKING	Additional parking available with a short walk

HISTORY

This building was originally constructed for the Kansas Department of Agriculture Testing Laboratory and Weights and Measures Lab. After 20 years the lab was relocated to Manhattan, KS near Kansas State University. The other tenant in the building is the Kansas Department of Health and Environment.

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



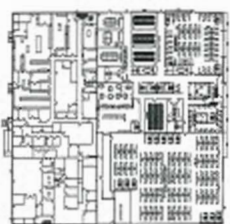
FOR LEASE | LIGHT INDUSTRIAL WAREHOUSE & OFFICE SPACE

6531 SE FORBES AVE, BUILDING 282 | TOPEKA, KS 66619

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
360 Walk-thru: tinyurl.com/Building282				
360 Walk-thru: tinyurl.com/Building202Basement				
Office/Warehouse	16,882+/-	\$5.50	\$10,134	Multiple private offices, meeting rooms, dock high and drive-in warehouse/work space. Total SF includes 5,000+/- SF below grade space with drive-in access door.
North Office/Warehouse	11,882+/-	\$5.50	\$7,426.25	Multiple private offices, meeting rooms, dock high and drive-in warehouse/work space. Formerly divided into lab space partially demolished and ready for remodel.
Office/Warehouse	5,000+/- Lower Level, Make Offer	\$4.50	\$2,708	Can be divided. Existing space can be opened up for multiple uses, disaster recovery/data center, work space, secure storage, etc.

LANDLORD PAYS:	Roof and structure repairs and replacement.
TENANT PAYS:	Real estate taxes, insurance, common area maintenance, interior repairs and replacements, HVAC, mechanical and electrical repair and replacement, pro-rata electric and natural gas, trash, and janitorial.
BUILDING FEATURES:	Building includes 8-10 offices, front door parking, multiple entrances allow for employee and customer entrances. Dock and grade level door, provide access to the service areas of the building, the upper level is fully air conditioned, with a below grade data center and storm shelter (5,000+/- SF) on the lower level. The lower level. The lower level is wired for a gas or diesel generator, and also includes a large air compressor.
LOCATION FEATURES:	Located in the Topeka Air Industrial Park adjacent to Forbes Field Airport near 71st & Topeka Blvd. Offering quick access to interstate and highway system.

WAREHOUSE SPECS	
CEILING HEIGHT	14' - 22' at eaves
FLOOR	6" reinforced concrete
ROOF	Standing seam metal
RESTROOMS	2 sets male and female
LIGHTING	Fluorescent
COLUMN SPACING	30' x 50' (bay size: 30' x 150')
HEATING & COOLING	Forced air heat with central air conditioning
SALLY PORT ENCLOSED DOCK DOORS	2
HIGHLIGHTS	
Large open production or storage space with multiple entrance/exit doors, 8-10 offices, large break or meeting room, dock height door with electric freight lift to main level, larger men's and women's multi-piece restrooms, storm shelter, lower level data center/disaster recovery space, with grade level 10x12 grade level door with ramp to lower level. The building is wired for a diesel or gas generator, and includes a large industrial grade air compressor in the lower level.	



TOMPAK, R. SANTO

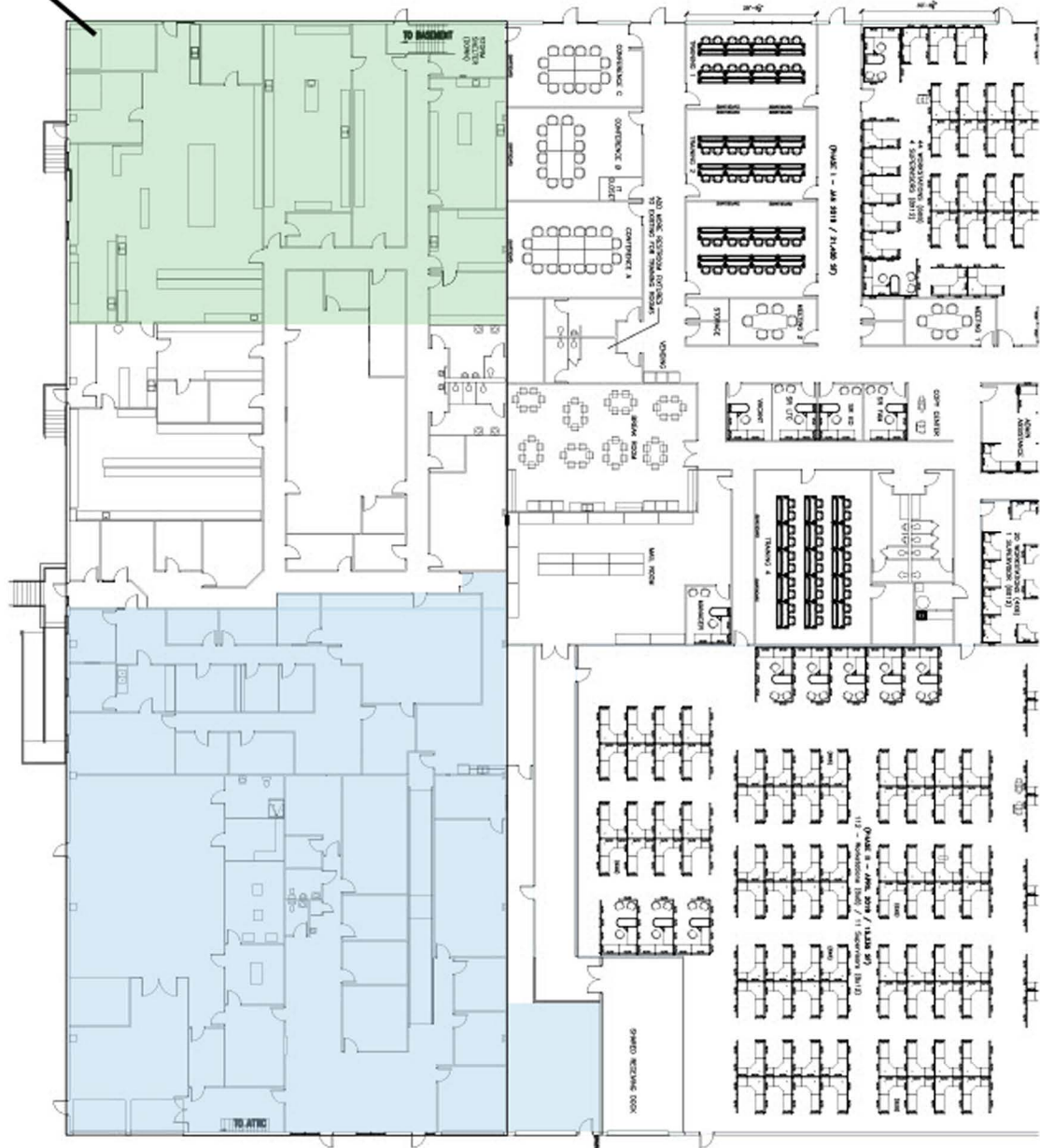
NO
Architect
One

© 2001 Blackwell Science Ltd
Journal of Internal Medicine 250: 399–404

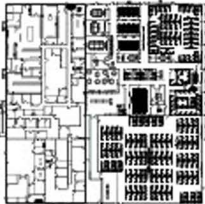
A-101

- Drive-In Lower Level-11,288+/- SF

Ramp to LL



- Leased by P1 Group



Building 282 J
FORBES FIELD
BUILDING NUMBER(S)

**FORBES FIELD
BLDG 282 J**

TOPERA, KANSAS

NO
Architect
One

NO 307-116-0000 and 311-3000
10000, 10000, 10000
10000, 10000, 10000
10000, 10000, 10000
www.no.com

A-101

PROJECT NUMBER	BOOK
PROJECT AND LIST	SUBS
PROJECT MANAGER	-
STARTED BY	-
CHECKED BY	-
ISS. DATE	11.10.2022
ISS. RECORD	NA

WORKSHEET	
NO	22.05.2022
NO	22.05.2022
NO	22.05.2022
NO	22.05.2022
NO	22.05.2022
NO	22.05.2022

SHEET TOTAL	
TOTAL PLAN	