

FOR SALE / LEASE

3526 SE 21ST ST

Topeka, KS 66605

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

A spacious 15,000[±] SF building provides functionality for industrial, warehouse, and distribution needs. This property's I1 zoning designation makes it an ideal investment opportunity. This facility is in an industrial sector and convenient to I-70 as well as the Kansas Turnpike.

VIRTUAL WALK-THRU LINK

<https://my.matterport.com/show/?m=bVx2xZn48Nn>



OFFERING SUMMARY

Sale Price	\$1,350,000
Lease Rate	\$6.25/SF/yr
Building Size	15,000 [±] SF
Available Size	2,500 - 7,500 [±] SF
Lot Size	4.95 [±] acres
Year Built/Renovated	1997/2021
Zoning	I1
Loading Doors	1-8'x8' grade level, 1-8'x8' dock
Truck Court	97 [±] '
Ceiling Height	19' at the eave
Column Spacing	25' x 100'
Construction	Tilt-up precast concrete and steel beam
Floor	6" reinforced concrete
Electric Service	Three phase power at the pole
Plumbing	ADA restroom in each space
Water/Sewer	City of Topeka
Electric	Westar

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 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



SPACES	LEASE RATE	SPACE SIZE	BASE RATE/MO	EST. CHARGES/MO
Suite B	\$6.25 SF/yr	5,000 ^{+/-} SF	\$2,604.17	\$1,522.00
Glass entry door, unisex restroom, 1-8'x8' grade level door				
Suite C	\$6.25 SF/yr	2,500 ^{+/-} SF	\$1,302.09	\$766.57
Glass entry door, unisex restroom, and 1-8'x8' dock door				
Suite C Plus	\$6.25 SF/yr	7,500 ^{+/-} SF	\$3,906.25	\$2,300.00
Suites B & C combined				

Tenant pays a pro-rata share of taxes, insurance, common area maintenance, interior maintenance, janitorial, repairs, and replacements.

Landlord pays for roof and structural maintenance.



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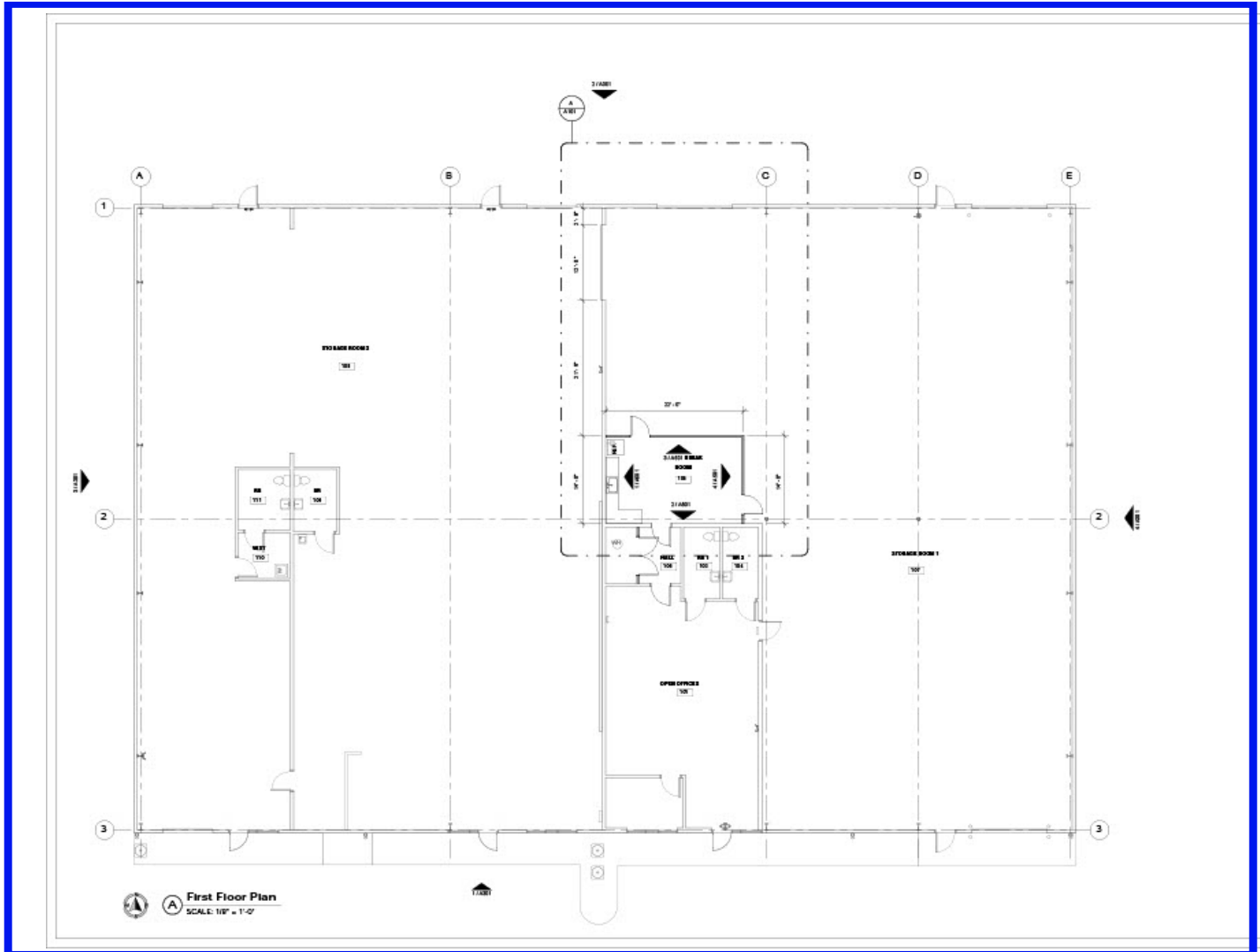
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