

FOR LEASE

417 SE 10TH AVE

Topeka, KS 66607

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Warehouse with office space. Two overhead drive-in doors.
Easy access to I-70.

VIRTUAL TOUR LINK

<https://my.matterport.com/show/?m=dN9b2YD7EhV>

SPACE SIZE

6,000[±] SF

LEASE RATE

\$6.50/SF/yr

BASE RATE/MO

\$3,250/mo

Tenant is responsible for janitorial, utilities, tenant's insurance, and interior/exterior maintenance.

Landlord is responsible for roof, structure, real estate taxes, and property insurance.

OFFERING SUMMARY

Lease Rate	\$6.50/SF/yr
Building Size	6,000 [±] SF
Available Space	6,000 [±] SF
Lot Size	9,780 [±] SF
Year Built	1984
Zoning	C4, D1, M2
Two Overhead Drive-In Doors	1 - 12' 1 - 14'



Listed By:

MARK REZAC

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.

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