

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>

## OFFERING SUMMARY

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

## SPACE SIZE      LEASE RATE      BASE RATE/MO

6,000<sup>+/‐</sup> SF      \$6.50/SF/yr      \$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.



*Listed By:*

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