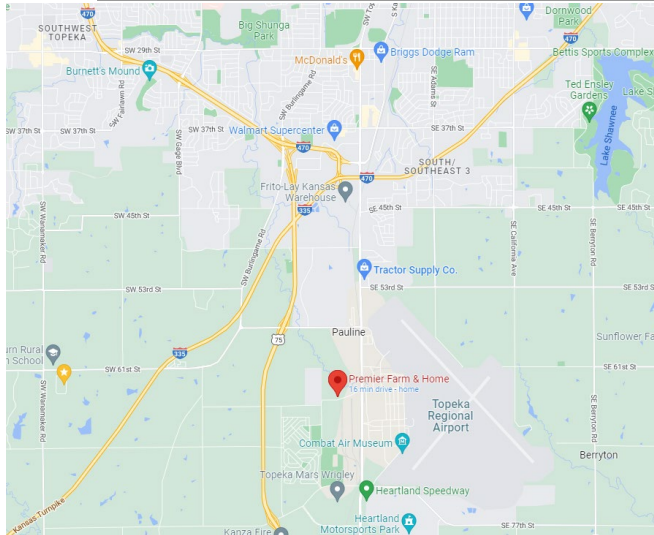


**Lot 3 is currently being planned for a 170,000 sq. ft. +/- multi-tenant industrial park.**



**PROPERTY SUMMARY**

<b>SALE PRICE</b>	\$2,946,875.00
<b>PRICE</b>	\$32,505 acre(avg.)
<b>LOT SIZE</b>	90.66 <sup>+/-</sup> AC (Tot.) 3,949,149.6 <sup>+/-</sup> SF
<b>2024 R.E. TAXES</b>	\$1,261.86
<b>ZONING</b>	I-1; Light Industrial
<b>UTILITIES</b>	Water & Sewer - City of Topeka Evegry – Electric, ATT Phone/Data.

**DEVELOPMENT POTENTIAL**

Harlan Industrial park was platted with large and small industrial users in mind with tracts ranging from 1.25-53.65 acres, ideally suited for large industrial distribution or manufacturing facilities. Several excellent building sites with frontage on major roads, 2-3 entry points. Heavy power and utility main distribution.

# FOR SALE | INDUSTRIAL LAND - HARLAN INDUSTRIAL PARK

NW Corner of University Blvd. & Topeka Blvd. | Shawnee County, KS



<u>Tract</u>	<u>Description</u>	<u>Acreage</u>	<u>Price/acre</u>	<u>Asking Price</u>
<b>Tract I</b>	Lot 1, Block A.	34.51	\$32,500.00	\$1,121,575.00
<b>Tract II</b>				SOLD
<b>Tract III</b>	Lots 4 & 5, Block A.	53.65	\$32,500.00	\$1,743,625.00
<b>Tract IV</b>	Lot 1, Block B	1.25	\$21,780.00	\$27,225.00
<b>Tract V</b>	Lot 1, Block C	1.25	\$43,560.00	\$54,450.00
<b>ALL TRACTS</b>	Total	90.66	\$32,585.00	\$2,946,875.00

*\*-See plat map below for additional information.*

**LOCATION FEATURES:** Harlan Industrial Park is located at the Northwest Corner of Topeka Blvd. and University Blvd. in Shawnee County just outside of the city limits, North of Forbes Industrial Park, across from Forbes Field/Topeka Regional Airport and Business Park. Access to the site from I-470 is approximately 2.7 miles north and the US 75 interchange at 57<sup>th</sup> St. is approximately 1.8 miles northwest. BNSF rail service is adjacent to the property with 1,790 ft of frontage on Topeka Blvd with a Private Railroad crossing NE corner.

**COMMENTS:** Harlan Industrial Park is a leading site for future large and smaller developments and would be ideally suited as platted, to accommodate larger users from 300,000-1,000,000 sq. ft. and/or potentially a multi-tenant development project with 20,000 – 50,000 sq. ft. buildings designed for multi-tenant use. All municipal utilities are present on-site, including a 21" sanitary sewer collector main, a 24" interceptor main, an 18" water main (University Blvd). A small portion (12.5 ac m/l) of the site is subject to flooding in FEMA flood Zone A. The topography of the site ought to lend itself well to stormwater retention and management and is well drained. Neighborhood industrial and distribution companies/entities include; Target, Home Depot, Wal-Mart, Mars North America, Bimbo Bakery, Fedex, USPS Repair Facility, Berry Plastics, and AAFES (Post Exchange.)

**INDUSTRIAL NEIGHBORS:** Target, Home Depot, Wal-Mart, Mars North America, Bimbo Bakery, Fedex, USPS Repair Facility, Berry Plastics, and AAFES (Post Exchange.)

**EXCLUSIVELY LISTED BY:**

**KSCOMMERCIAL REAL ESTATE SERVICES, INC.**

**ED ELLER**

**SIOR | Partner**

Direct: 785.228.5302

ed@kscommercial.com





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