

FOR LEASE

5602-5630 SW TOPEKA BOULEVARD

Topeka, KS 66609

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.

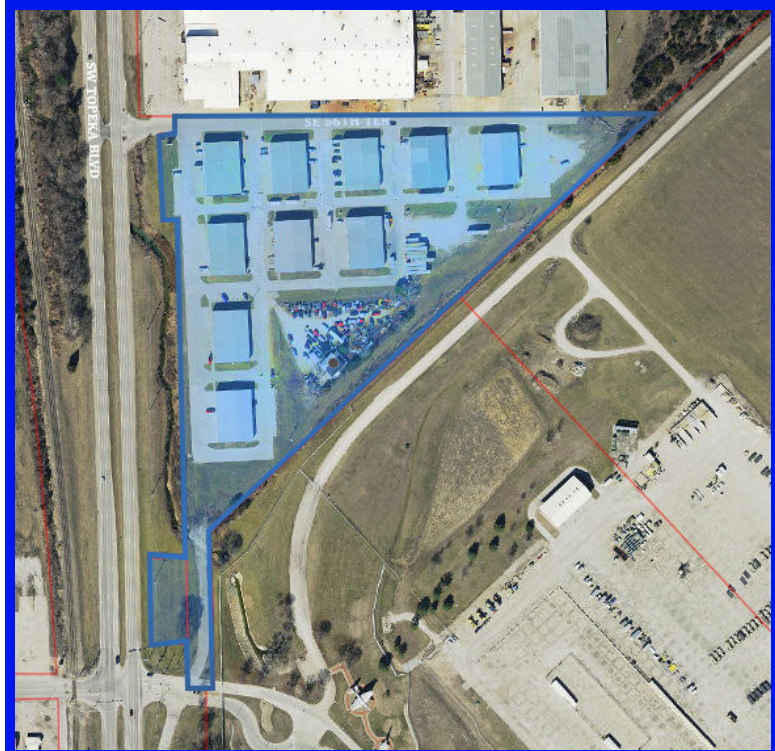


PROPERTY DESCRIPTION

Very functional, drive-in warehouse/industrial park. Perfect for service and wholesale, warehousing, and service-related tenants. Buildings have 16' eave/18' peak height, concrete parking, and drives. Located on South Topeka Blvd next to Forbes Field. Minutes from I-70, I-470, US 75, and the Kansas Turnpike.

PROPERTY SUMMARY

Lease Rate	\$8.50 - 9.50 SF/yr
Building Size	98,660 ^{+/-} SF
Available Space	2,000 - 2,400 ^{+/-} SF
Total Lot Size	597,904 ^{+/-} SF
Zoning	PUD
Year Built	2015
Construction	Metal with steel frame
Water/Sewer	City of Topeka
Electric Service	Westar Energy
Gas Service	Kansas Gas Service



Listed By:

ED ELLER
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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.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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5604

SPACES	SPACE SIZE	LEASE RATE	BASE RATE	COMMENTS
5602 A	2,000 ^{+/-} SF	\$9.50 SF/yr	\$1,583.33	25'x80' space with a 12'x14' overhead door, climate-controlled, 2 offices, mezzanine above, reception, restroom, and overhead gas heat. New furnace and ac 12/25. Available 2/2026
5602 B	2,000 ^{+/-} SF	\$9.50 SF/yr	\$1,583.33	25'x80' space with a 12'x14' overhead door, climate-controlled, 2 offices, mezzanine above, reception, restroom, and overhead gas heat.
5602 C	2,000 ^{+/-} SF	\$9.50 SF/yr	\$1,583.33	Retail visibility on Topeka Blvd. Space with reception and office space, mezzanine storage, and a 12'x14' drive-in door.
5604 C	2,400 ^{+/-} SF	\$8.50 SF/yr	\$1,700.00	30'x80' warehouse with a restroom, single work room, glass entry/steel walk door, and a 14'x14' overhead door. Available 3/2026
5608 A	2,400 ^{+/-} SF	\$8.50 SF/yr	\$1,700.00	30'x80' warehouse with a restroom, single work room, glass entry/steel walk door, and a 14'x14' overhead door.
5614 D	2,400 ^{+/-} SF	\$9.00 SF/yr	\$1,800.00	30'x80' climate-controlled open space with a single restroom, an 8'x10' dock-high door, and a 14'x14' drive-in door.

Landlord pays for roof and structural maintenance, base year, property taxes, insurance, and maintenance. Tenant pays all operating costs above the base year including taxes, insurance and maintenance, utilities, and janitorial. Water and trash are included in the base rate.



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