

FOR LEASE

# 3507 SE 21ST STREET

Topeka, KS 66607

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



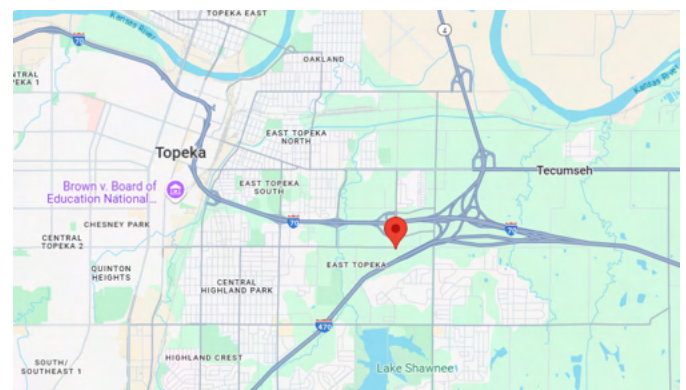
A fenced in gravel storage yard with a pass code entry gate. Sits near 21st & Rice Rd, just north of the Kansas Turnpike.

## PROPERTY FEATURES

Secure, fenced yard, with a combination of gravel and asphalt, well-drained with an adjacent cell tower. 220<sup>+/-</sup> front feet on I-470, should accommodate at least 40<sup>+/-</sup> trailers depending on design and layout. Tenant shall have exclusive access to the yard area show, except that the landlord shall have access to the building and storage immediately adjacent to the building.

## LOCATION FEATURES

Located just east of Rice Rd (I-70 - Exit 365) on 21st St. with immediate access to I-70, I-470 (Kansas Turnpike), and KS Hwy K-4. Large trucking companies in the neighborhood: Old Dominion, Farner-Bocken, MNT, Tony's Pizza, and Dohrn. KTA offers 72 hour parking just west of Rice Rd for autos and trucks. Other companies in the neighborhood include G.W. Van Keppel, LDI of Topeka, Kalos, GreenTouch Lawn & Landscape, and Sunbelt Rentals.



Listed By:

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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**

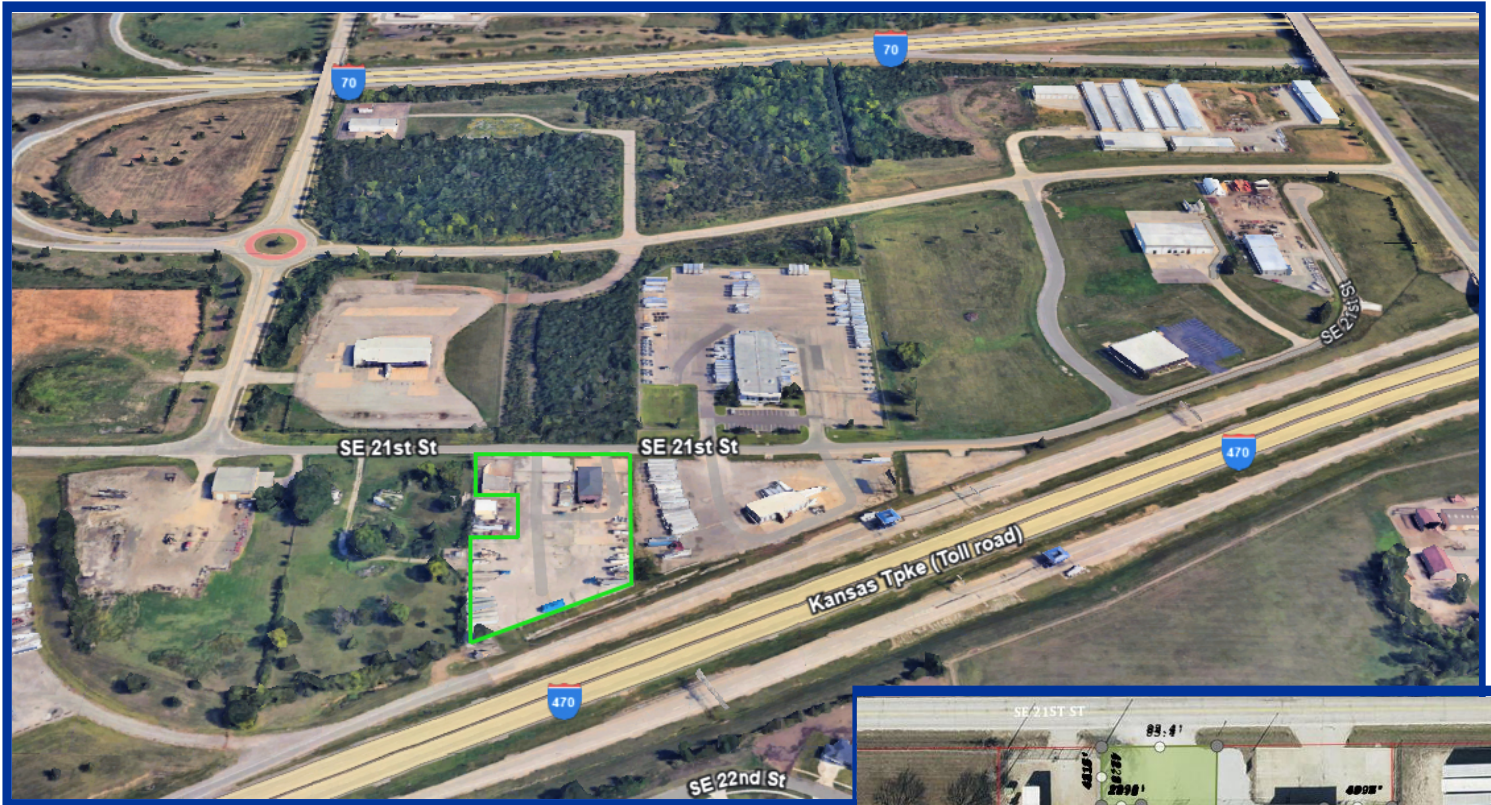


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These images are for marketing purposes only, actual square footage and dimensions may vary slightly.

## OFFERING SUMMARY

Lease Rate	\$2,500/month
Lot Size	83,772 <sup>+/-</sup> SF
Available Space	1.923 <sup>+/-</sup> acres
Zoning	I1

Landlord pays all base year operating expenses including exterior maintenance (snow removal, weed control, lighting, fencing, entry devices, within the leasable acreage.



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