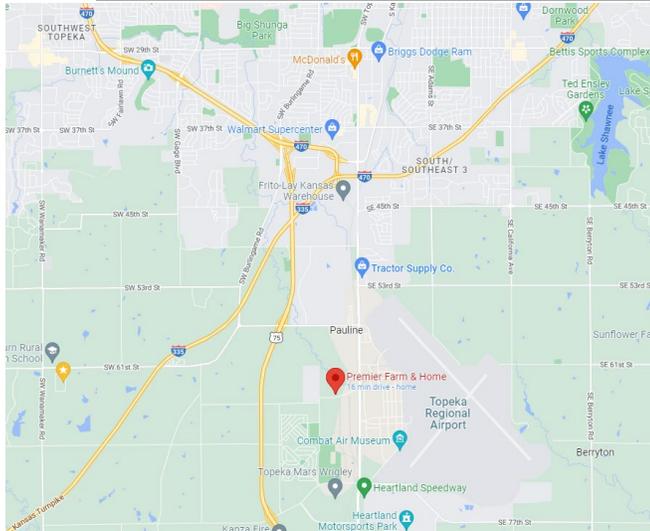


Lot 3 is currently being planned for a 170,000 sq. ft. +/- multi-tenant industrial park.



PROPERTY SUMMARY

SALE PRICE	\$3,399,484.00
LOT SIZE	90.66^{+/-} AC (Tot.) 3,949,149.6^{+/-} SF
2025 R.E. TAXES	\$1,215.76
ZONING	I-1; Light Industrial
UTILITIES	Water & Sewer - City of Topeka Every – 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>
Tract I	Lot 1, Block A.	34.51	\$34,900.00	\$1,204,399.00
Tract Ia	SE Corner of I	6.00	\$40,000.00	\$240,000.00
Tract III	Lots 4 & 5, Block A.	53.65	\$39,900.00	\$2,140,635.00
Tract V	Lot 1, Block C	1.25	\$43,560.00	\$54,450.00
ALL TRACTS	Total	90.66	\$32,585.00	\$3,399,484.00

**-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 57th St. is approximately 1.8 miles northwest. BNSF rail service is adjacent to the property with 1,790 ft of frontage on

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.)

KSCOMMERCIAL REAL ESTATE SERVICES, INC.

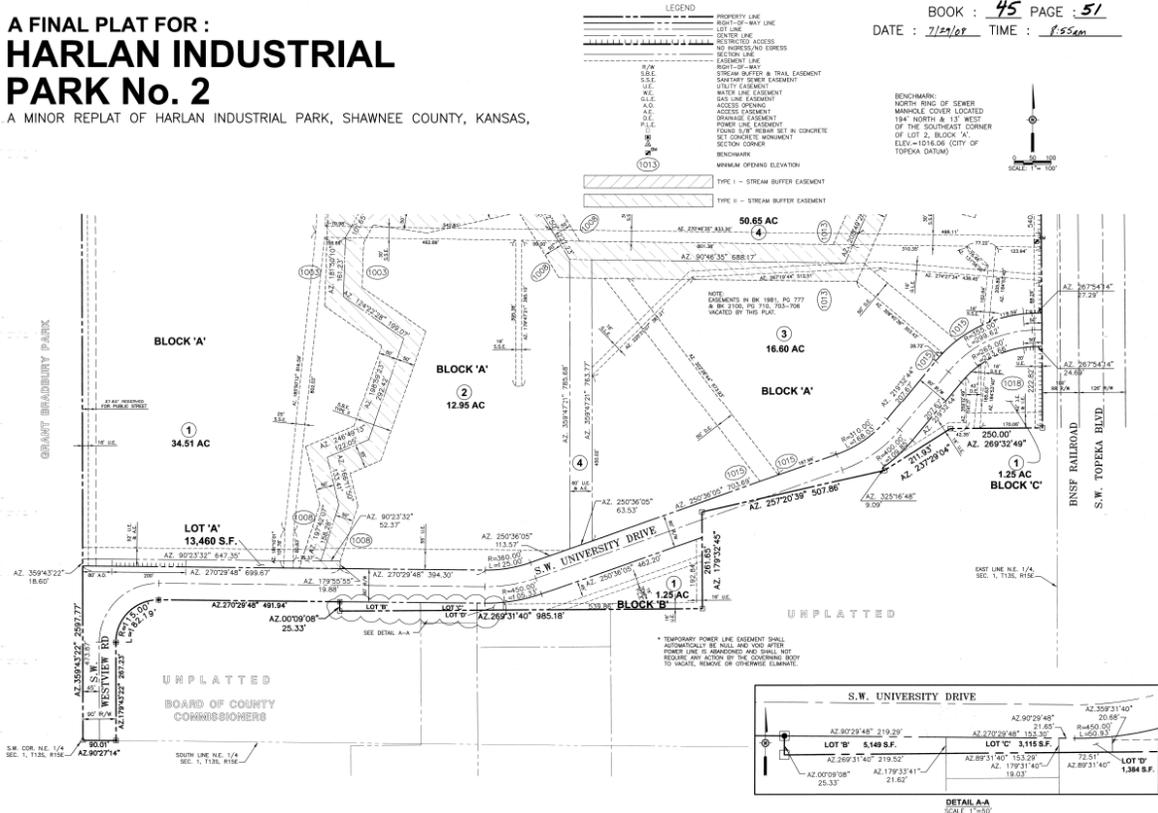
ED ELLER

SIOR | Partner

Direct: 785.228.5302

ed@kscommercial.com

A FINAL PLAT FOR:
HARLAN INDUSTRIAL PARK No. 2
 A MINOR REPLAT OF HARLAN INDUSTRIAL PARK, SHAWNEE COUNTY, KANSAS,



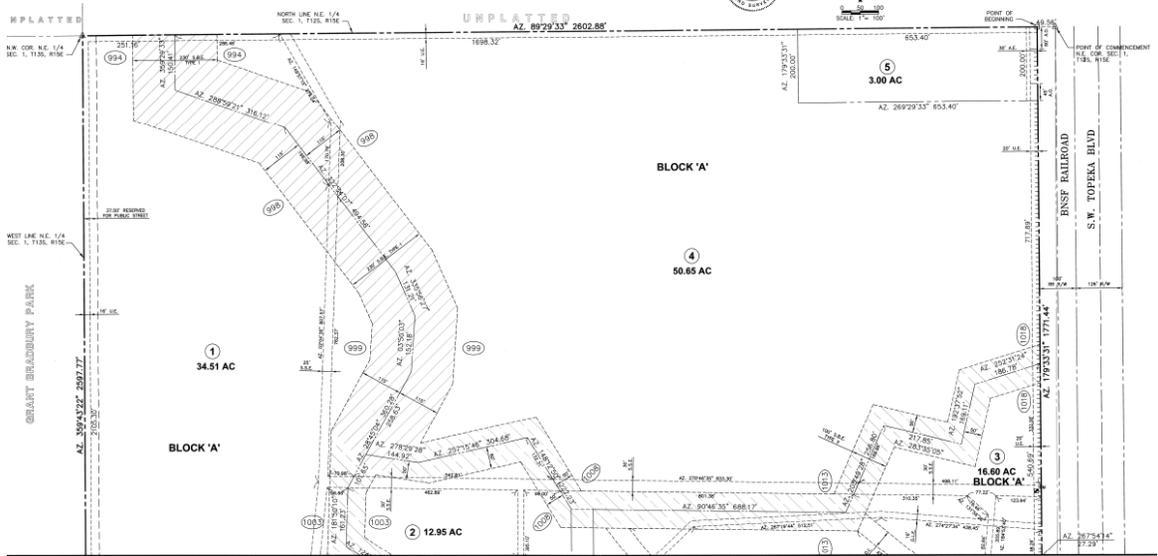
HARLAN INDUSTRIAL PARK No. 2
 A MINOR REPLAT OF HARLAN INDUSTRIAL PARK, SHAWNEE COUNTY, KANSAS,

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 15 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE ON AN ASSIGNED NORTH AZIMUTH OF 269 DEGREES 29 MINUTES 33 SECONDS, 49.24 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SMOKE FE RAILROAD AND THE POINT OF BEGINNING, THENCE ON AZIMUTH 179 DEGREES 31 MINUTES 31 SECONDS, 1771.44 FEET ALONG SAID RIGHT OF WAY LINE, THENCE ON AZIMUTH 269 DEGREES 32 MINUTES 49 SECONDS, 250.00 FEET, THENCE ON AZIMUTH 237 DEGREES 29 MINUTES 04 SECONDS, 211.83 FEET, THENCE ON AZIMUTH 257 DEGREES 20 MINUTES 36 SECONDS, 507.89 FEET, THENCE ON AZIMUTH 179 DEGREES 32 MINUTES 45 SECONDS, 261.60 FEET, THENCE ON AZIMUTH 269 DEGREES 31 MINUTES 40 SECONDS, 985.18 FEET, THENCE ON AZIMUTH 04 DEGREES 09 MINUTES 08 SECONDS, 253.33 FEET, THENCE ON AZIMUTH 270 DEGREES 29 MINUTES 48 SECONDS, 491.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY, 182.19 FEET ALONG SAID CURVE WITH A CHORD WHICH BEARS ON AZIMUTH 225 DEGREES 08 MINUTES 35 SECONDS, 163.73 FEET, THENCE ON AZIMUTH 179 DEGREES 43 MINUTES 22 SECONDS, 207.23 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ON AZIMUTH 270 DEGREES 27 MINUTES 14 SECONDS, 180.01 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHEAST QUARTER, THENCE ON AZIMUTH 269 DEGREES 43 MINUTES 22 SECONDS, 298.77 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE ON AZIMUTH 89 DEGREES 29 MINUTES 29 SECONDS, 290.28 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 126.88 ACRES, MORE OR LESS.



FOR SALE | INDUSTRIAL LAND - HARLAN INDUSTRIAL PARK
NW Corner of University Blvd. & Topeka Blvd. | Shawnee County, KS

