

# 1936 NW LOWER SILVER LAKE RD

Topeka, KS 66608



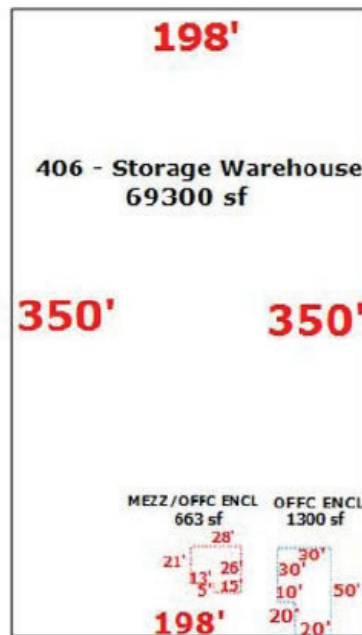
## LOCATION OVERVIEW

Located in North Topeka on the corner of Vail Avenue and Lower Silver Lake Road. Sits within blocks of Highway 24. Easy access to Highway 75, I-70, and I-470.

## PROPERTY FEATURES

69,300<sup>±</sup>-SF building in a beautiful setting with 5,000<sup>±</sup>-SF interior dock, 1,600<sup>±</sup>-SF office space, and a 633<sup>±</sup>-SF mezzanine.

- A nursery and truck gardens are adjacent to the building.
- Potential rail siding located 1/2 mile south on Vail Avenue.
- Potential drive-thru building.
- Truck scale on premises.
- West warehouse has a grated floor drain system in place.



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,900,000</b>
Building Size:	69,300 <sup>±</sup> - SF
Lot Size:	217,860 <sup>±</sup> - SF
2024 Taxes	\$51,464.98
Year Built:	1974
Zoning:	I1
Construction	Metal on steel frame
Electric Service	Evergy, 600 amp 24 v. main
Gas Service	Kansas Gas Service
Water & Sewer	City of Topeka 8" sanitary sewer 6" water service
Parking	44,000 <sup>±</sup> - SF asphalt parking and drive-in fenced yard, balance is heavy gravel for trailer storage

### 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.

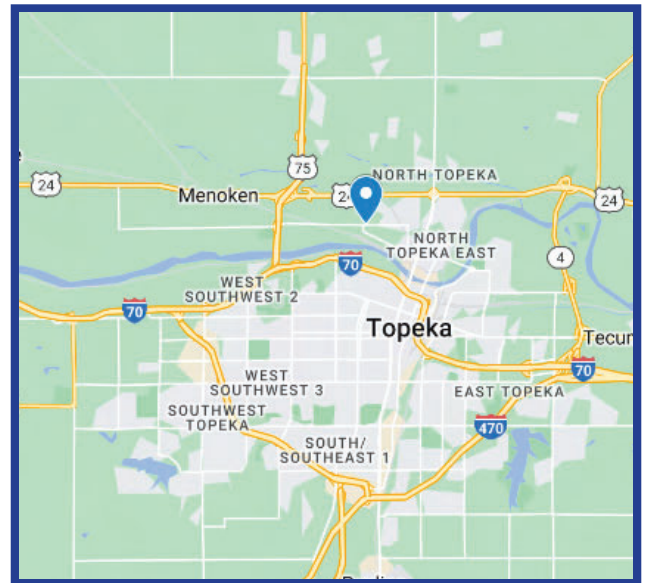
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**INDUSTRIAL SPECS**

Ceiling Height	West Half: Clear span 18'+/- clear height East Half: 14'-18' clear with decent column spacing
Drive-In Door	1 - 14'x16' and 1 - 12'x14'
Dock Doors	5 - 8'x10' (one at NE corner) hydraulic levers
Plumbing	Male and female restrooms
Floor	Reinforced concrete
Lighting	Combined metal halide & fluorescent
Heating & Cooling	Overhead, gas space heater; offices are air conditioned
Fire Sprinkler	Dry sprinkler system

Occupancy: Seller/Landlord plans to vacate the building upon receipt of an acceptable offer to purchase/lease the building and have the ability to expedite the move out process.

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