



LOCATION OVERVIEW

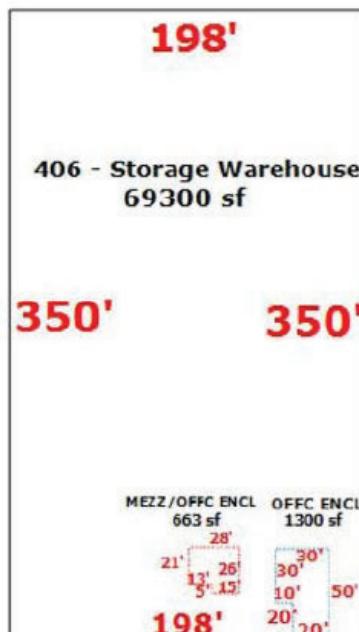
Located in North Topeka on the corner of Vail Avenue and Lower Silver Lake Road. Sits within blocks of Highway 24. Easy access to Highway 75, I-70, and I-470.

PROPERTY FEATURES

69,300⁺/SF building in a beautiful setting with 5,000⁺/SF interior dock, 1,600⁺/SF office space, and a 633⁺/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



Sale Price:	\$1,900,000
Building Size:	69,300 ⁺ /SF
Lot Size:	217,860 ⁺ /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 ⁺ /SF asphalt parking and drive-in fenced yard, balance is heavy gravel for trailer storage

Listed By:



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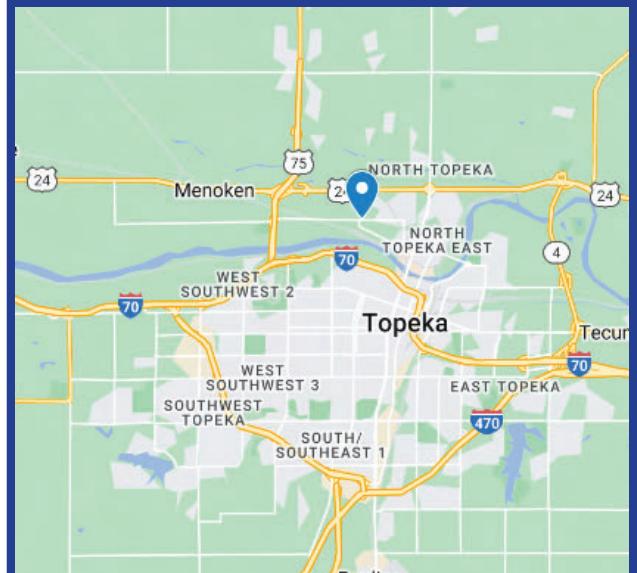
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INDUSTRIAL SPECS

Ceiling Height	West Half: Clear span 18 ^{1/4} '- 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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