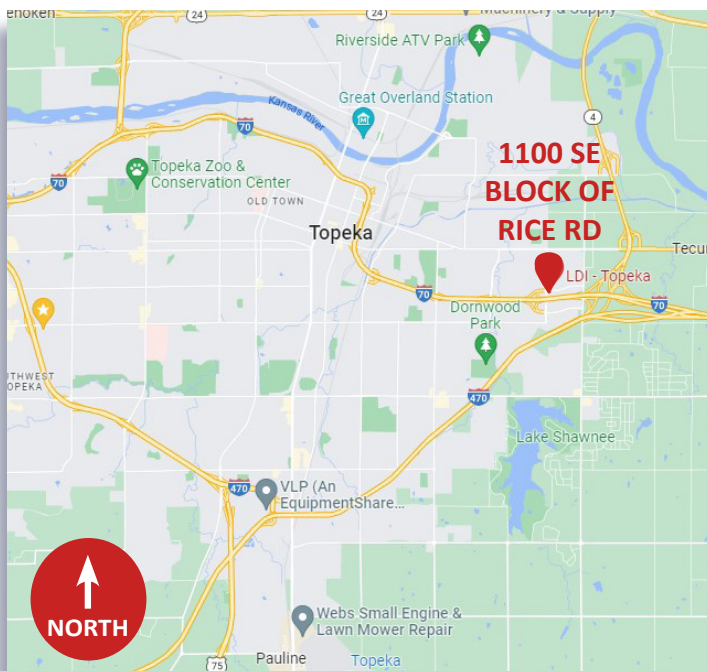


1100 SE BLOCK OF RICE RD

TOPEKA, KS 66607



PROPERTY SUMMARY

ASKING PRICE	\$299,900 Cash at Closing
PRICE/SF/ACRE	\$1.18+/- SF
LOT SIZE	5.85+/- Acres 254,826+/- SF
2024 R.E. TAXES	Tract I: \$661.94 Tract II: \$1,304.22
ZONING	PUD I1-Light Industrial
UTILITIES	Access to all City Utilities

ED ELLER
Broker | SIOR | Partner
Direct: 785.228.5302
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KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



FOR SALE - ZONE I-1: LIGHT INDUSTRIAL LAND

SE CORNER OF SE RICE RD AND SE SYCAMORE DR



LOT FOR SALE:	SIZE/ACRES:	SIZE/SF:	RATE/SF:	COMMENTS:
Tracts I and II	5.85+/-	254,826+/-	\$1.18	A combo of Tracts I and II.

- Located just east of the Rice Rd exit from I-70 with approximately 900 ft of frontage on I-70.
- Two tracts of land, excellent potential for an Industrial Outdoor Storage site.
- Zoned I-1 Light Industrial.
- Trucking companies in the vicinity including Price Trucking and Old Dominion.
- Other area companies that use outside storage include: LDI of Topeka, G.W. Van Keppel Co., Sunbelt Rentals, Suflower Paving, and Landscape Supply.

LOT FEATURES:

Excellent small industrial site that is currently divided into two tracts. The property access is off SE Sycamore Dr. and features a concrete entry street that is in great condition and no specials are owed on it.

Tract II adjoins an 18" Sanitary Sewer Main on the east property line and a 12" distribution water main on SE Sycamore.

LOCATION FEATURES:

900 ft. +/- of frontage on I-70 and SE Sycamore Dr. and is directly accessible via the 1/2 diamond interchange at I-70 and Rice Rd Exit