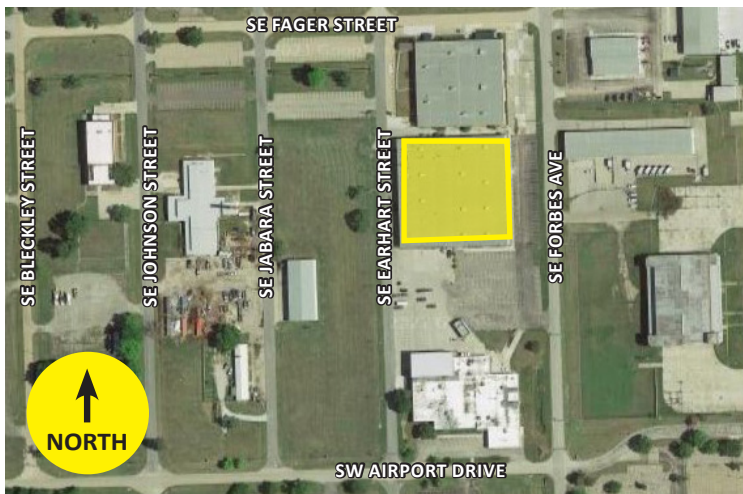
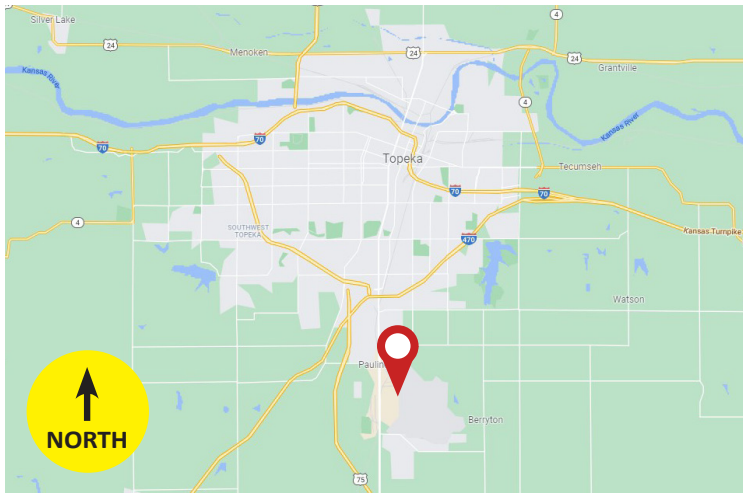


FOR LEASE | LIGHT INDUSTRIAL WAREHOUSE & OFFICE SPACE

6531 SE FORBES AVE, BUILDING 282 | TOPEKA, KS 66619



PROPERTY SUMMARY

LEASE HIGHLIGHTS	\$6.50 - \$7.50/sf/yr NNN-RS
AVAILABLE SPACE	9,800 - 30,350 ^{+/-} SF
BUILDING SIZE	63,500 ^{+/-} SF (253' x 253')
LOT SIZE	83,863 ^{+/-} SF 1.92 ^{+/-} acres
2023 R.E. TAXES	\$144,966.86
YEAR BUILT	1997
CONSTRUCTION	Pre-engineered steel building
ZONING	I-1; Light Industrial
PARKING	Additional parking available with a short walk

HISTORY

This building was originally constructed for the Kansas Department of Agriculture Testing Laboratory and Weights and Measures Lab. After 20 years the lab was relocated to Manhattan, KS near Kansas State University. The other tenant in the building is the Kansas Department of Health and Environment.

ED ELLER
Partner | SIOR | Broker
Direct: 785.228.5302
ed@kscommercial.com



FOR LEASE | LIGHT INDUSTRIAL WAREHOUSE & OFFICE SPACE

6531 SE FORBES AVE, BUILDING 282 | TOPEKA, KS 66619

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
360 Walk-thru: tinyurl.com/Building282 360 Walk-thru: tinyurl.com/Building202Basement				
Office/Warehouse	16,882+/-	\$5.50	\$7,737.58	Multiple private offices, meeting rooms, dock high and drive-in warehouse/work space. Total SF includes 5,000+/- SF below grade space with drive-in access door.
North Office/Warehouse	11,882+/-	\$5.50	\$5,445.92	Multiple private offices, meeting rooms, dock high and drive-in warehouse/work space. Formerly divided into lab space partially demolished and ready for remodel.
Office/Warehouse	5,000+/- Lower Level	\$4.50	\$1,875	Can be divided. Existing space can be opened up for multiple uses, disaster recovery/data center, work space, secure storage, etc.

LANDLORD PAYS:	Roof and structure repairs and replacement.
TENANT PAYS:	Real estate taxes, insurance, common area maintenance, interior repairs and replacements, HVAC, mechanical and electrical repair and replacement, pro-rata electric and natural gas, trash, and janitorial.
BUILDING FEATURES:	Building includes 8-10 offices, front door parking, multiple entrances allow for employee and customer entrances. Dock and grade level door, provide access to the service areas of the building, the upper level is fully air conditioned, with a below grade data center and storm shelter (5,000+/- SF) on the lower level. The lower level is wired for a gas or diesel generator, and also includes a large air compressor.
LOCATION FEATURES:	Located in the Topeka Air Industrial Park adjacent to Forbes Field Airport near 71st & Topeka Blvd. Offering quick access to interstate and highway system.

WAREHOUSE SPECS

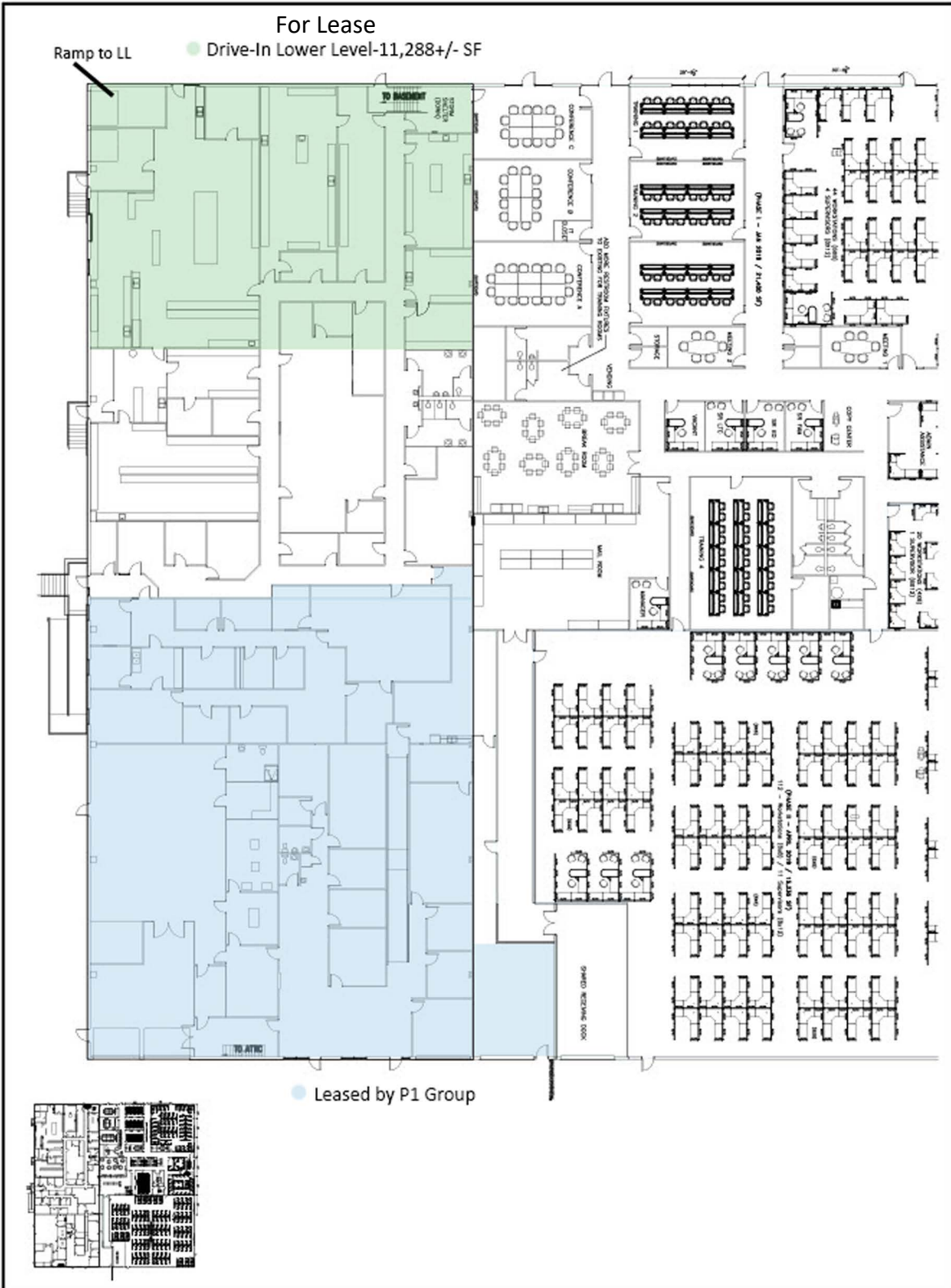
CEILING HEIGHT	14' - 22' at eaves
FLOOR	6" reinforced concrete
ROOF	Standing seam metal
RESTROOMS	2 sets male and female
LIGHTING	Fluorescent
COLUMN SPACING	30' x 50' (bay size: 30' x 150')
HEATING & COOLING	Forced air heat with central air conditioning
SALLY PORT ENCLOSED DOCK DOORS	2

HIGHLIGHTS

Large open production or storage space with multiple entrance/exit doors, 8-10 offices, large break or meeting room, dock height door with electric freight lift to main level, larger men's and women's multi-piece restrooms, storm shelter, lower level data center/disaster recovery space, with grade level 10x12 grade level door with ramp to lower level. The building is wired for a diesel or gas generator, and includes a large industrial grade air compressor in the lower level.

For Lease

● Drive-In Lower Level-11,288+/- SF



● Leased by P1 Group

A-101

PROJECT NUMBER	000000
PROJECT NAME	FORBES FIELD
PROJECT MANAGER	BOB
DESIGNER	ONE
CREATED BY	10/23/2010
DATE PLOTTED	10/23/2010
SCALE	AS SHOWN
NO.	2010-0005
NO.	2010-0005
NO.	2010-0005
NO.	2010-0005
NO.	2010-0005
NO.	2010-0005
NO.	2010-0005
NO.	2010-0005

KOHE (PROPOSED ADDITION)
Building 282 J
 FORBES FIELD
 BUILDING NUMBER(S)

FORBES FIELD BLDG 282 J

TOPVA KANGAS

AO
 Architect
 one