

FOR LEASE

112 SW 4TH ST

Topeka, KS 66603

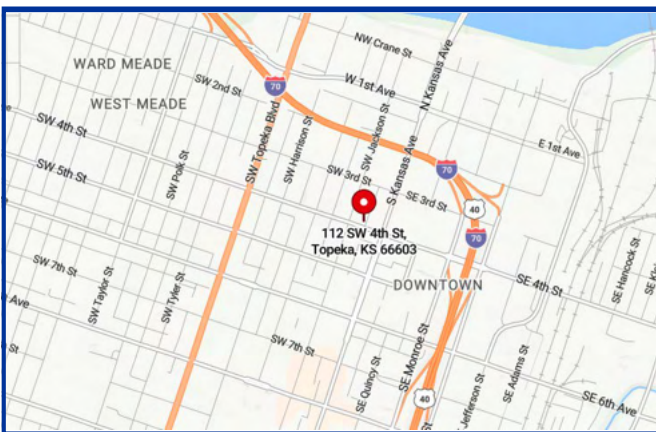
KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC



### PROPERTY DESCRIPTION

Located in downtown Topeka, a half block west of Kansas Avenue with easy access to I-70.

Drive-in warehouse space with restroom, wash pit, floor drains, and newer lighting. Great storage or service space. Showroom windows and secure brick masonry construction. This building would make an excellent "toy" storage space, club space for autos or motorcycles, body shop, auto service repair, etc.



### OFFERING SUMMARY

|                   |                                      |
|-------------------|--------------------------------------|
| Lease Rate        | \$5.32 SF/yr                         |
| Building Size     | 4,500 <sup>+/-</sup> SF ( 60' x 75') |
| Lot Size          | 4,500 <sup>+/-</sup> SF              |
| Year Built        | 1920                                 |
| Zoning            | D3                                   |
| Ceiling Height    | 12'                                  |
| Signage           | Store front signage available        |
| Heat & Air System | Overhead gas heat                    |
| Grade Level Door  | 1-10' x 8'6"                         |
| Plumbing          | One restroom                         |

### SPACE SIZE    RATE/SF/YR    LEASE RATE/MO

|                         |        |            |
|-------------------------|--------|------------|
| 4,500 <sup>+/-</sup> SF | \$5.32 | \$1,995.00 |
|-------------------------|--------|------------|

Tenant pays utilities, interior maintenance, interior repairs, janitorial, and negotiable rent escalation.  
Landlord pays taxes, insurance, and major exterior repairs.

Listed By:



**ED ELLER**  
Broker, SIOR, Partner  
785.228.5302  
ed@kscommercial.com

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.

**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com**

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KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC



0891093101011006000 R25441  
112 SW 4TH ST 06/19/2012 SLL

60'

406 - Storage Warehouse  
4500 sf

75'

Listed By:



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