

FOR LEASE

231 SE 53RD ST

Topeka, KS 66609

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

This building has a unique combination of showroom/office and warehouse/workspace. It could work very well for any outside sales offices with warehouse/storage needs. Located at the north end of the Forbes Field runway, just one block east of Tractor Supply. Easy access to I-470 and the Kansas Turnpike.

OFFERING SUMMARY

Lease Rate	\$8.00 - \$8.50 SF/yr
Building Size	21,000 ^{+/-} SF
Available Space	2,400 ^{+/-} - 5,766 ^{+/-} SF
Lot Size	72,956 ^{+/-} SF
Year Built	2001
Zoning	PUD, I1
Construction	Post and beam with metal roof
Signage	Individual signage available

INDUSTRIAL SPECS

Ceiling Height	14' - 16'
Electrical Service	Three phase
Drive-In Doors	Two - 12'x14'
Floor Construction	6" reinforced concrete
Plumbing	Single restroom in each suite
Column Spacing	30' x 50' in warehouse
Lighting	Fluorescent
Electric and Gas	Westar & Kansas Gas
Water and Sewer	City of Topeka
Heating and Cooling	Office: forced gas heat & central air Warehouse: overhead gas heat

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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SPACES	LEASE RATE	SPACE SIZE	RATE/MO
Suite C and Warehouse	\$8.00 SF/yr	5,766 ^{+/-} SF	\$3,844
Suite D	\$8.50 SF/yr	2,400 ^{+/-} SF	\$1,700

Tenant is responsible for janitorial, utilities, interior maintenance, and a pro rata share of rate increases in real estate taxes, insurance, and CAM over the base year.

Landlord is responsible for base year real estate taxes, insurance, CAM, roof, and structural maintenance.



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