

FOR LEASE

# 536 NW TYLER CT

Topeka, KS 66608

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC



## PROPERTY AND LOCATION DESCRIPTION

This flex/storage space is in a low-maintenance, pre-engineered steel building. The property features concrete drives and parking. The leasable space includes either a 10'x10' or 10'x12' grade-level door and a 12'-14' ceiling height. Located in Central North Topeka, with excellent access to the US Hwy 24/US 75 interchange and I-70/K4.

## OFFERING OVERVIEW

Lease Rate	TBD
Building Size	13,800 <sup>+/-</sup> SF
Available Space	1,500-3,000 <sup>+/-</sup> SF Coming Soon
Lot Size	66,930 <sup>+/-</sup> SF
Year Built	1995
Zoning	I1
Grade-Level Door	1-10'x10'
Warehouse Ceiling Height	14'



Listed By:

**ED ELLER**  
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**CADEN MERRICK**  
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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.

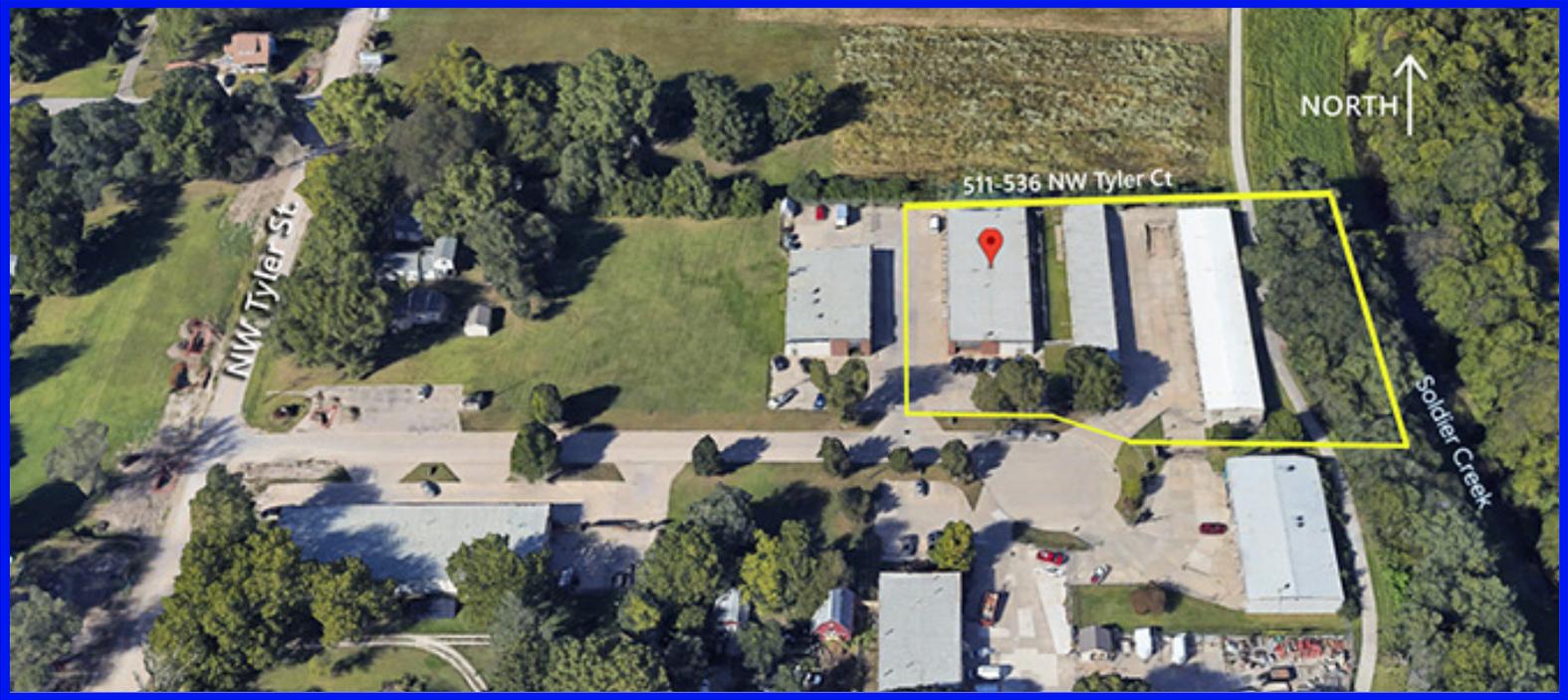
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## SPACES

## LEASE RATE

## SPACE SIZE

## BASE RATE/MO

Suite Coming Soon

TBD

1,500 - 3,000<sup>±</sup> SF

TBD

Tenant is responsible for utilities, janitorial, minor interior maintenance, and a pro-rata share of increases in property taxes, insurance, and CAM above the base year.

Landlord is responsible for all operating expenses excluding utilities, janitorial, roof and structural maintenance and repairs, property taxes, and insurance and CAM for the base year amounts.



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