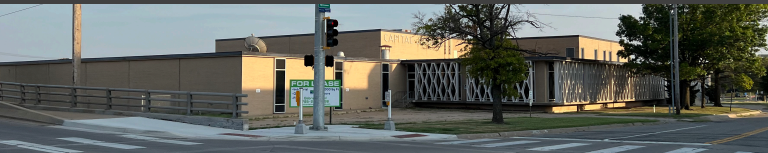


AVAILABLE FOR LEASE
616 SE JEFFERSON ST.
TOPEKA, KS 66607

INDUSTRIAL/FLEX



112,000 SF AVAILABLE
LEASE RATE \$5.25 NNN

NUMEROUS POTENTIAL USES
CORPORATE HQ DISTRIBUTION
MANUFACTURING TECH/R&D

SOLID MASONRY CONSTRUCTION

12-25FT CEILINGS

DRIVE IN AND DOCK HIGH LOADING

DOWNTOWN LOCATION ONLY ½ BLOCK FROM I-70

616 SE JEFFERSON ST. TOPEKA KS 66607



The former Topeka Capital Journal property is an incredibly solid concrete and masonry building which boasts a unique walk-out basement design, ensuring optimal insulation and versatility for a variety of uses.

On its east side, the property provides convenient ground-level access featuring two overhead doors, with potential for additional installations. This floor is 40,000 sq. ft. and seamlessly links, with interior access, to a 14,000 sq. ft. warehouse. The warehouse is equipped with two dock-high loading spaces with dock levelers.

The first floor is an additional 40,000 sq. ft. and offers ground-level access from the west side (the front of the building). Additional dock loading could easily be added to this floor if desired. Enhancing its aesthetic and ambiance, this floor is adorned with wall-to-ceiling windows on both the west and east sides, ensuring an influx of natural sunlight.

The third floor, consists of 18,000 sq. ft. of executive office space.

All in all, this commercial property combines robust construction with functional design, creating a versatile space for diverse business needs.

616 SE JEFFERSON ST. TOPEKA KS 66607



Building Size: 112,000 SF

Site Size: 3.3 Acres

Year Built: 1963

Ground Floor+Warehouse: 54,000 SF

1st Floor 40,000 SF

2nd Floor (office): 18,000 SF

Zoning: Industrial

Loading Docks: 2 with potential to add more

Drive in Overhead Doors: 2 with potential to add more

Elevators: 1 freight elevator and 1 passenger elevator



616 SE JEFFERSON ST. TOPEKA KS 66607



616 JEFFERSON ST. TOPEKA KS 66607



TOPEKA



234,000
MSA Population



127,000
City Population

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