

FOR LEASE

# 1335 SW AUBURN RD

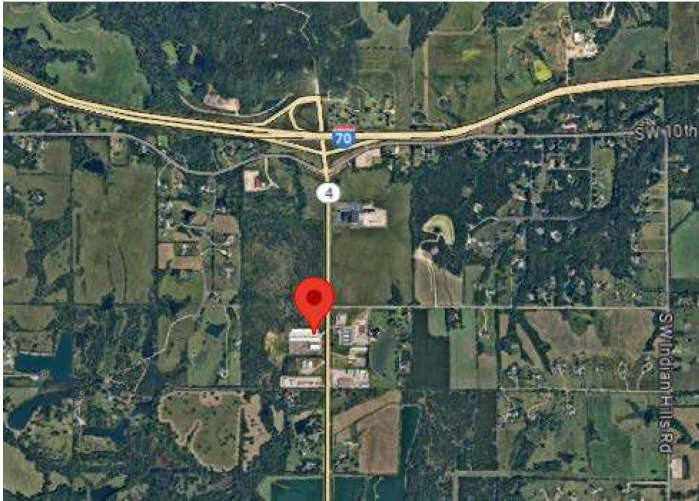
Topeka, KS 66616

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



## PROPERTY DESCRIPTION

New construction located at the corner of SW Huntoon and Auburn Road, south of I-70. Each unit features a 12' x 14' overhead door and exterior door with a deadbolt. 1,000<sup>+/-</sup> SF spaces include separate metered electric and access to a common restroom. Small spaces are plumbed for overhead gas/heat but will be additional rent. Larger spaces include overhead heat, a restroom in the space, and multiple doors.



## PROPERTY SUMMARY

Lease Rate	\$8.50 - 9.00 SF/yr
Available Space	1,000 <sup>+/-</sup> - 6,000 <sup>+/-</sup> SF
Lot Size	7.22 <sup>+/-</sup> Acres
Zoning	I-1
Year Built	2022
Ceiling Height	Front of unit is 20'2", Back is 16'
Doors	Each unit has at least one 12' x 14' overhead door
Construction	Metal on steel frame
Lighting	LED throughout
Column Spacing	Clearspan, steel stud interior demising walls (1/2" per 1'/pitch)



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](http://kscommercial.com)

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SPACES	LEASE RATE	SPACE SIZE	BASE RATE/YR	
Unit 109	\$9.00 SF/yr	1,000 <sup>+/-</sup> SF	\$750.00/mo	
Unit 110	\$9.00 SF/yr	1,000 <sup>+/-</sup> SF	\$750.00/mo	
Units 109-110	\$8.55 SF/yr	2,000 <sup>+/-</sup> SF	\$1,425.00/mo	
Landlord pays taxes, insurance, exterior maintenance, and roof and structural maintenance. Tenant pays utilities, janitorial, systems maintenance, and minor interior maintenance. Landlord to provide small office and restroom upon commencement.				
Units 304-305	\$8.50 SF/yr	4,000 <sup>+/-</sup> SF	\$2,833.33/mo	Estimated NNN charges of \$2.50/SF/YR (\$833/mo)
Unit 303	\$8.75 SF/yr	2,000 <sup>+/-</sup> SF	\$1,458.33/mo	Estimated NNN charges of \$2.50/SF/YR (\$417/mo)
Units 303-305	\$8.50 SF/yr	6,000 <sup>+/-</sup> SF	\$4,250.00/mo	Estimated NNN charges of \$2.50/SF/YR (\$1,250/mo)

Tenant pays a pro-rata share of taxes, insurance, common area maintenance, interior maintenance, janitorial, repairs, and replacements.  
Landlord pays for roof and structural maintenance.



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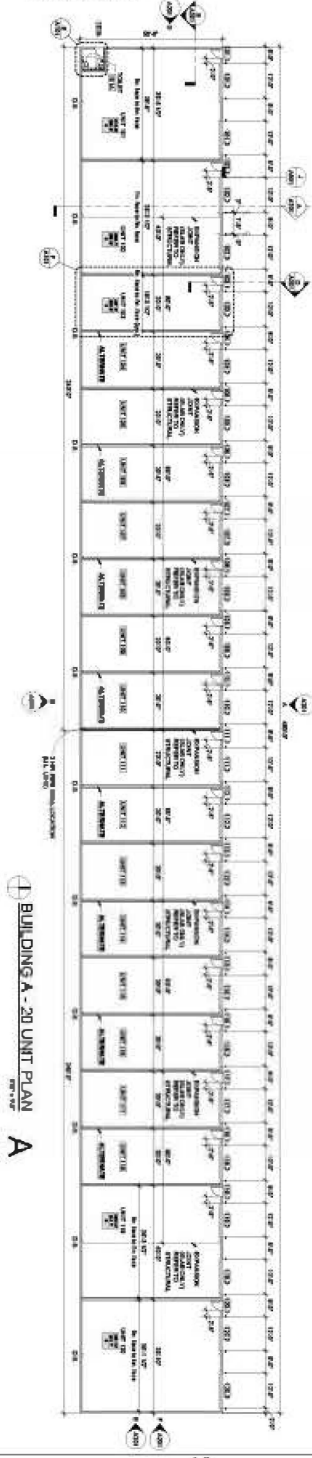
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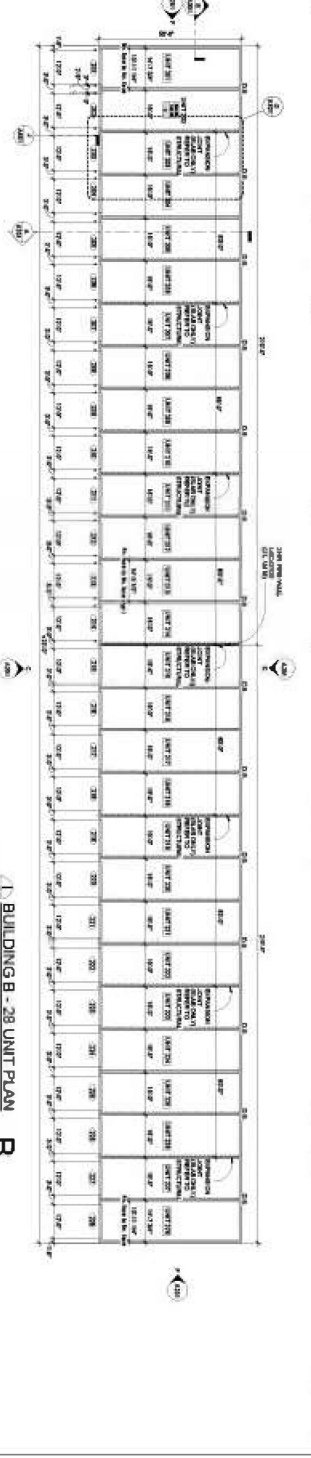
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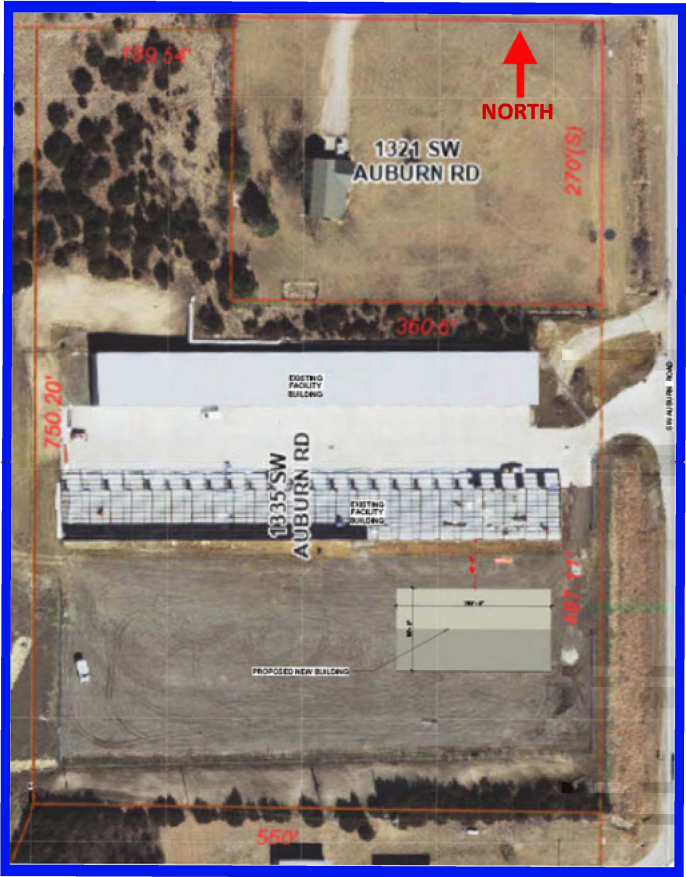
DATE REVISION: 4-18-2011 8:00 AM  
FILE NO: 1335 SW AUBURN RD  
PROJECT: 1335 SW AUBURN RD  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS



**BUILDING A - 20 UNIT PLAN**  
A



**BUILDING B - 28 UNIT PLAN**  
B



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