

FOR LEASE

315 SW 32ND TER

Topeka, KS 66611

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



## PROPERTY DESCRIPTION

Completely remodeled garage/service station with a spacious heated shop area, multiple drive-in bays, office and customer areas, and private offices. New electrical, HVAC, plumbing, walls, etc. Could be used as a service/garage or car sales with service and detailing options. Located near South Topeka Blvd and surrounded by established automotive and commercial businesses, has good visibility and accessibility.

## OFFERING SUMMARY

Lease Rate	\$16.67 SF/yr
Base Rate	\$10,000.00/mo
Building Size	7,200 <sup>+/-</sup> SF
Available Space	7,200 <sup>+/-</sup> SF
Lot Size	54,409 <sup>+/-</sup> SF
Year Built	1999
Zoning	I1

## HIGHLIGHTS

- Large parking/inventory lot
- Multiple drive-in bays
- Six 10'x10' overhead doors
- Two 12'x10' overhead doors

**VIRTUAL WALK-THRU LINK:** <https://my.matterport.com/show/?m=LeYj879qfnY>

Listed By:

**MARK REZAC**

Partner

785.228.5308

mark@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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## LEASE RATE

\$16.67 SF/yr

## SPACE SIZE

7,200<sup>+/-</sup> SF

## BASE RATE/MO

\$10,000.00

## CHARGES

\$5.01/SF/yr

## CHARGES/MO

\$3,006.00

Tenant is responsible for interior and exterior maintenance, janitorial, utilities, property insurance, and real estate taxes.

Landlord is responsible for roof and structure.



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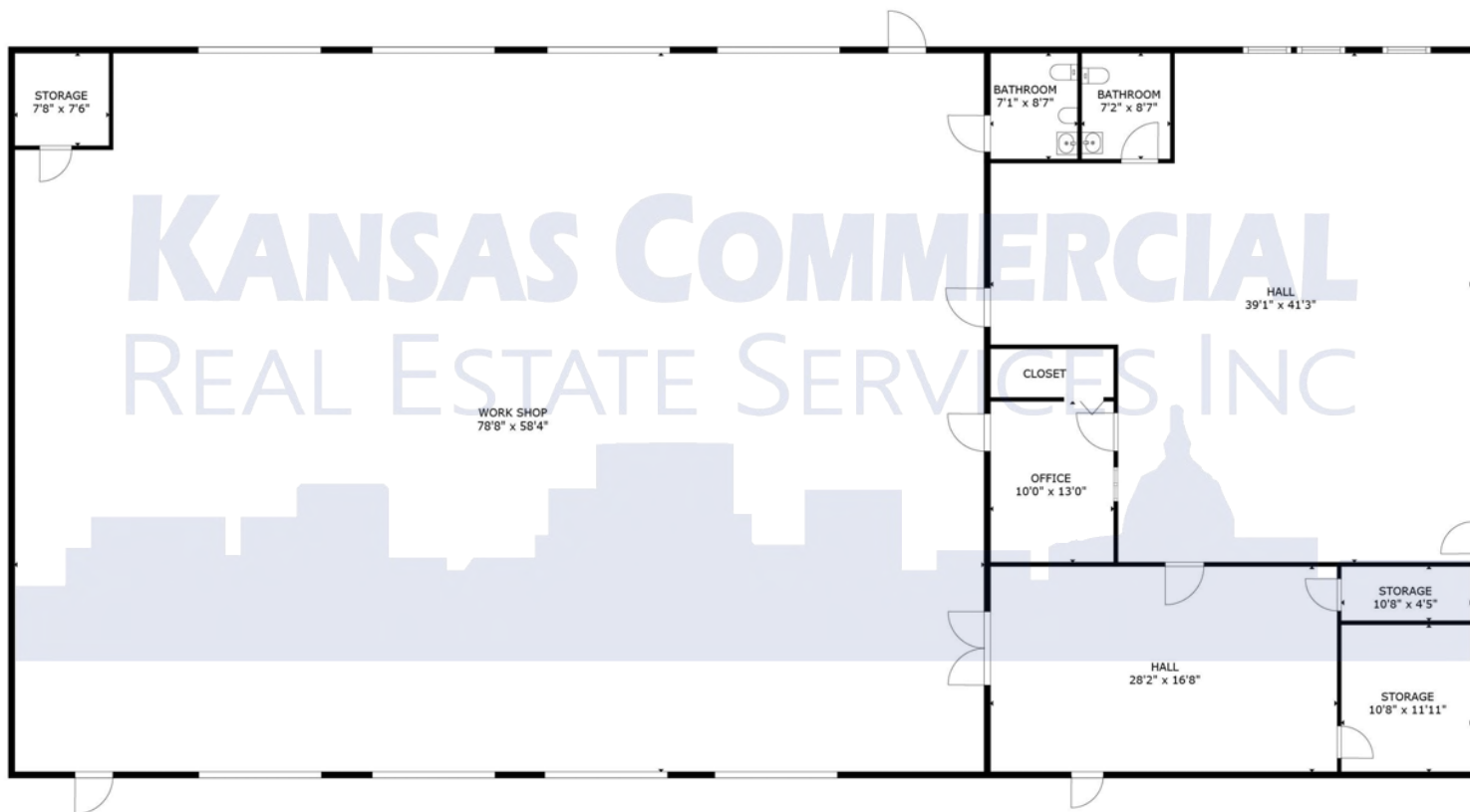
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