

FOR LEASE

2910 S KANSAS AVE

Topeka, KS 66611

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Dock-high, drive-in building with 15' plus ceilings. Ideal for a showroom/office with a need for warehouse or shop space. Visible from Kansas Ave and adjacent to Noller Hyundai and Taco Bell at 29th & Kansas. Near I-470, Hwy 75, and the Kansas Turnpike.

OFFERING SUMMARY

Lease Rate	\$6.95 SF/yr
Building Size	14,700 ^{+/-} SF
Available Space	6,000 ^{+/-} SF
Lot Size	45,347 ^{+/-} SF
Year Built	1973
Zoning	I2
Parking	Large parking lot
Highway Access	Near I-470, Hwy 75, KS turnpike

INDUSTRIAL SPECS

Ceiling Height	18' ^{+/-} sidewall, 16' ^{+/-} clear height
Doors	1-12'x14', 1-10'x12' grade-level
Floors	Concrete
Plumbing	Male and female restrooms
Sprinkler System	None
HVAC	Forced heat and central air conditioning in the office. Gas overhead heat in the warehouse.



Listed By:

ED ELLER
Broker, SIOR, Partner
785.228.5302
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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.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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SPACE SIZE	LEASE RATE	BASE RATE	COMMENTS
6,000+/- SF	\$6.95 SF/yr	\$3,475.00	Office square footage of 1344+/- SF, showroom, two restrooms, manager office, 3 private offices, conference room and storage, and a warehouse of 4656+/- SF, 2400+/- SF interior dock with on-grade 12'x14' door.

Landlord pays taxes, insurance, and common area maintenance.

Tenant pays utilities, janitorial, systems maintenance and repairs, minor interior maintenance, increases in taxes, insurance, and CAM above the base year of the lease.



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