



PROPERTY SUMMARY

LEASE RATE	\$10.50 - \$14.00
SPACE AVAILABLE	463 – 6478 ^{+/-} SF
BUILDING SIZE	109,746 ^{+/-} SF
LOT SIZE	345,190 ^{+/-} SF 7.9 ^{+/-} acres
ZONING	I-2; Heavy Industrial
YEAR BUILT	1980
PARKING	Paved, lighted parking lot and trailer parking
HIGHWAY ACCESS	I-70 Highway access less than 2 minutes
CEILING HEIGHT (WAREHOUSE)	12' – 22'
CONSTRUCTION	Concrete
BUILDING ELECTRIC	Westar Energy
GAS SERVICE	Kansas Gas Service

EXCLUSIVELY LISTED BY:

MIKE MORSE

SIOR | Partner

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SECOND FLOOR 360 Walk-Thru:

<https://my.matterport.com/show/?m=RREvWRx2MA1>



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
2nd Floor:	6,478 ^{+/-}	\$13.00	\$7,017.83	2nd floor space with six private offices, computer room, conference, and open work area.
2nd floor can be divided into 5,000 ^{+/-} -SF, 4,000 ^{+/-} -SF, or 2,500 ^{+/-} -SF				
LANDLORD PAYS: All base year operating expenses excluding janitorial and minor interior maintenance.				
TENANT PAYS: Janitorial and minor interior maintenance within the lease space.				

BUILDING FEATURES: Very nice office space with good access to I-70, front door parking, owner occupied, multiple offices, conference room, and potential warehouse storage.

LOCATION FEATURES: I-70 Highway access within a couple of blocks.

