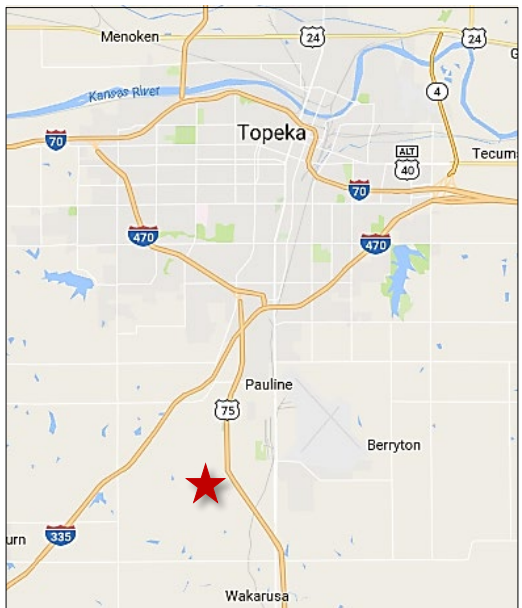
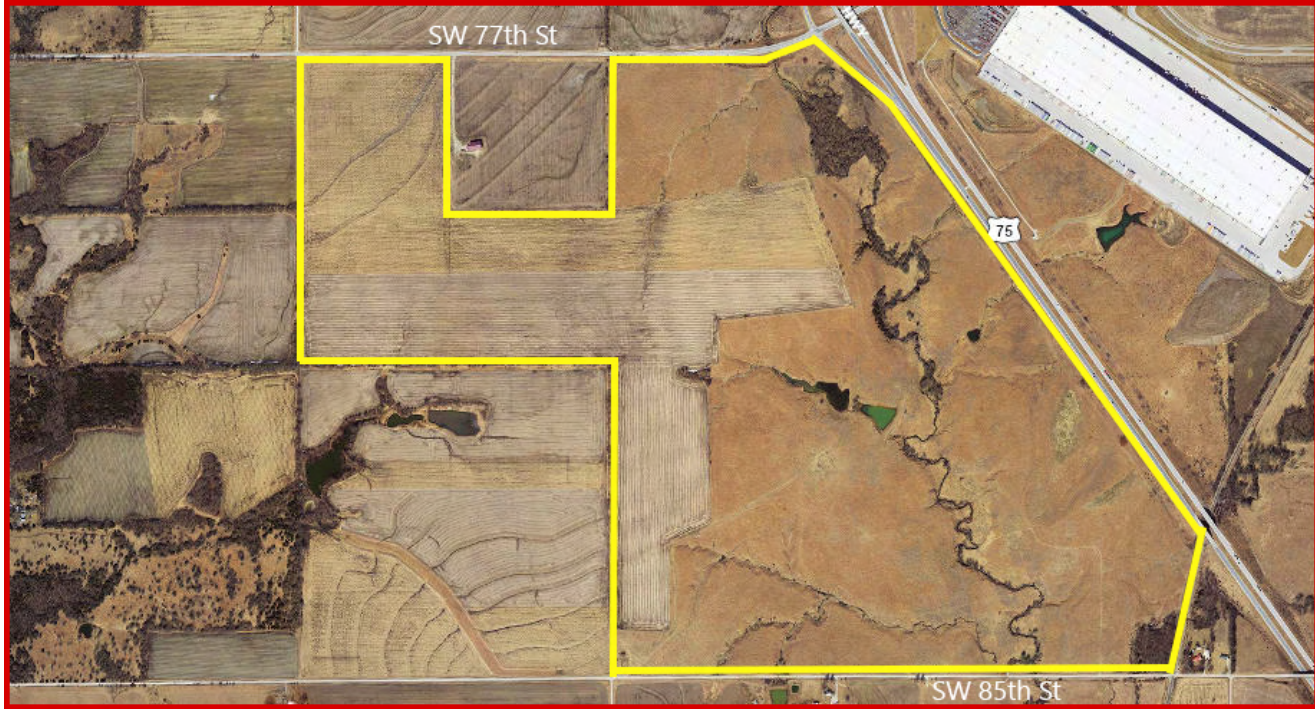


# FOR SALE: INDUSTRIAL LAND OPPORTUNITY

HIGHWAY 75 & 77TH STREET, WAKARUSA, KS 66546

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC



- SALE PRICE:** \$0.46<sup>+/-</sup> per sq. ft. (\$20,000<sup>+/-</sup> per acre)
- LAND SIZE:** 579<sup>+/-</sup> Acres, See Below
- ZONING:** I-1; Industrial
- TERRAIN:** Generally level
- AIRPORT:** Forbes Field is within a 5 minute driving distance
- ELECTRIC SERVICE:** Westar Energy, not currently available to property
- GAS SERVICE:** Kansas Gas Service, not currently available to property
- WATER & SEWER:** City of Topeka, not currently available to property
- TRAFFIC COUNT:** 11,400<sup>+/-</sup> cars per day on Hwy 75

SITE(S) AVAILABLE:	TOTAL <sub>SF</sub> :	TOTAL <sub>ACRES</sub> :	PRICE <sub>SF</sub> :	PRICE:	COMMENT(S):
<b>SITE B:</b>	25,221,240 <sup>+/-</sup>	579 <sup>+/-</sup>	\$0.46 <sup>+/-</sup>	\$11,601,770.40 <sup>+/-</sup>	Located in the SW corner of Hwy 75 & 77 <sup>th</sup> St.

**SITE FEATURES:** One of the last available large industrial tracts in Topeka with perfect access. This site is located next to Hwy 75 with diamond interchange access leading to the Kansas Turnpike and I-470.

**LEARN MORE**

**ED ELLER | Partner**

Direct: 785.228.5302  
ed@kscommercial.com

**MIKE MORSE | SIOR | Partner**

Direct: 785.228.5304  
mike@kscommercial.com

**KANSAS COMMERCIAL REAL ESTATE SERVICES INC.**

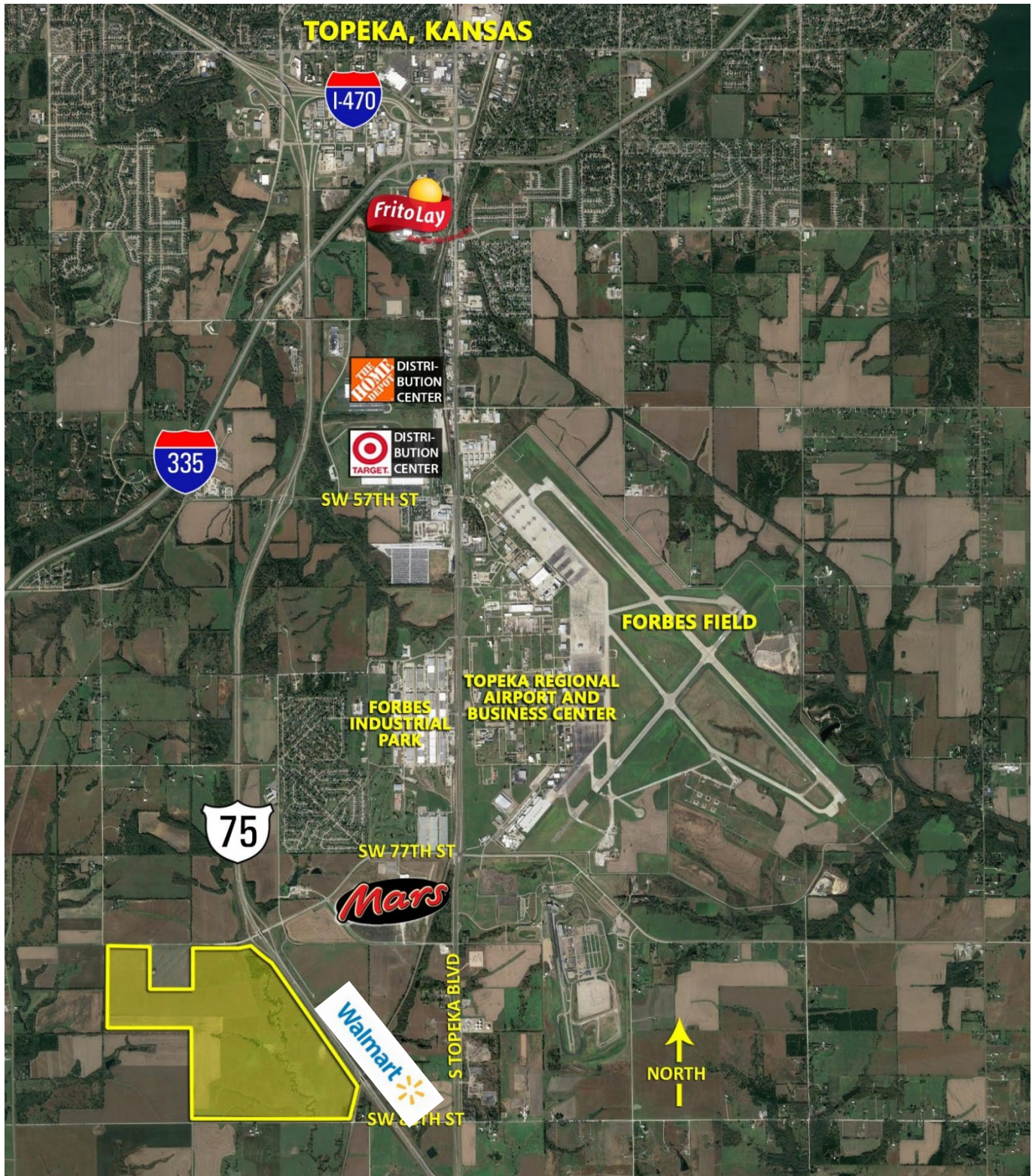
Main: 785.272.2525  
435 S Kansas Ave, Suite 200  
Topeka, Kansas 66603

[www.KSCOMMERCIAL.COM](http://www.KSCOMMERCIAL.COM)

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