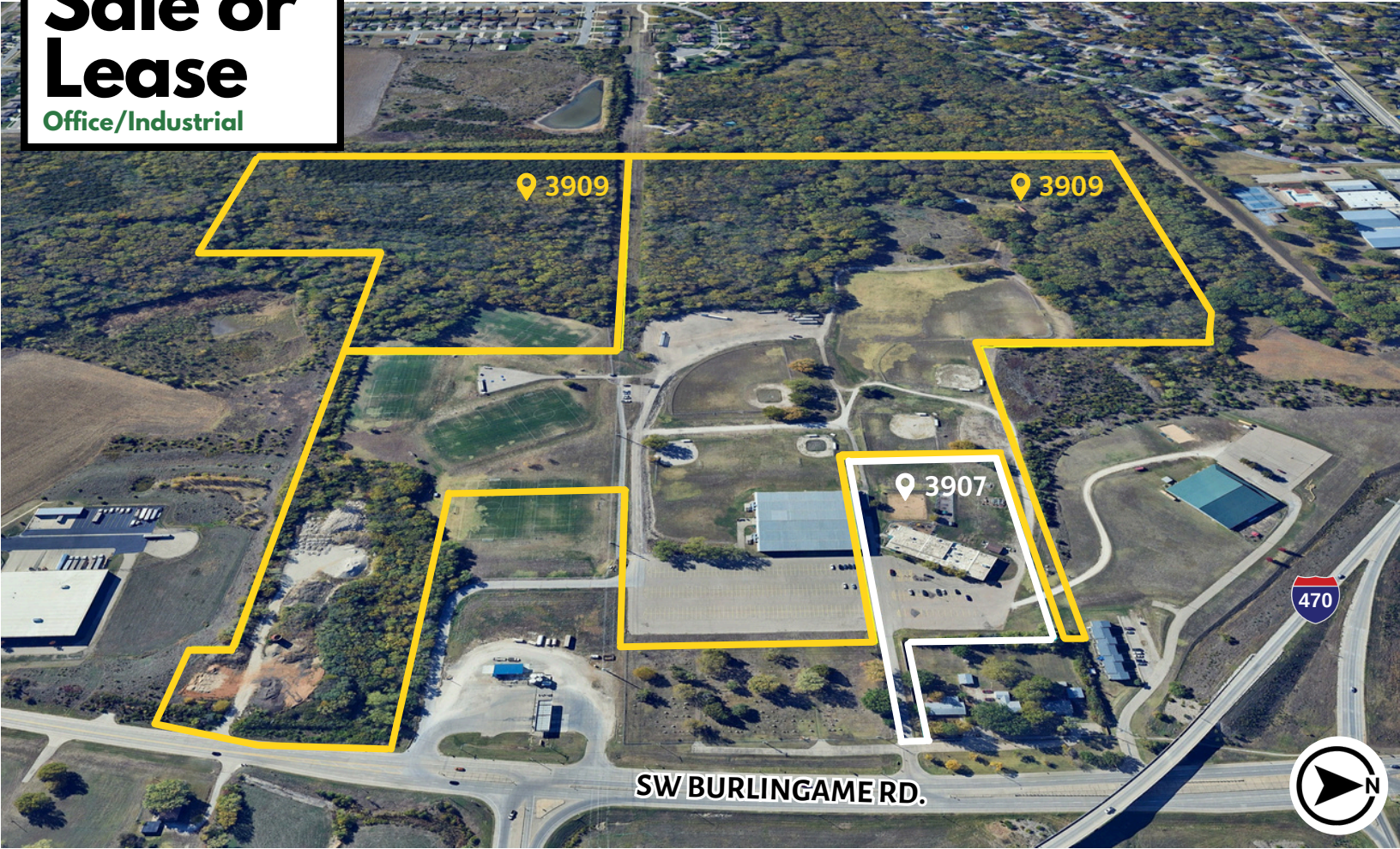


For Sale or Lease

Office/Industrial



3907-3909 SW BURLINGAME RD.
TOPEKA, KS, 66609



FOR SALE OR LEASE

3907 SW Burlingame Road

Lot Size: 5.29 Acres

Building Size: 18,004 SF

SALE PRICE: \$1,500,000

LEASE RATE: \$9/SF, FULL SERVICE

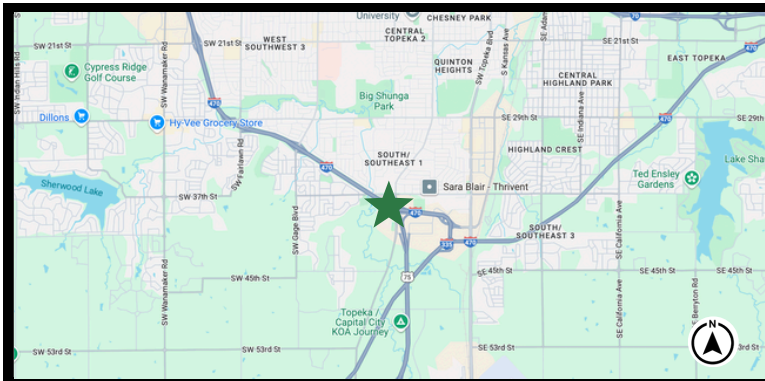
FOR SALE

3909 SW Burlingame Road

Lot Size: 113.21 acres

Building Size: 47,450 SF

SALE PRICE: \$3,200,000



 kirsten@foundationscommercial.com

Kirsten Flory



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www.foundationscommercial.com



For Sale or Lease

Investment/Office



3907 SW BURLINGAME RD.
TOPEKA, KS, 66609



This multi-tenant investment property is located on the south side of Topeka, KS, with immediate access to I-470. There is one available space for lease, and the property includes a mix of tenants from daycare to office use.

SALE PRICE: \$1,500,000

**LEASE RATE: \$9/SF, FULL SERVICE
(\$2,910 PER MONTH)**

PROPERTY DETAILS

- Built in 1965/1979/2008
- Zoning: O & I-2 (PUD)
- Lot Size: 5.29 Acres
- Building Size: 18,004 SF (plus basement)
- Three private offices
- 14' ceilings
- Large parking lot
- Space may be demised



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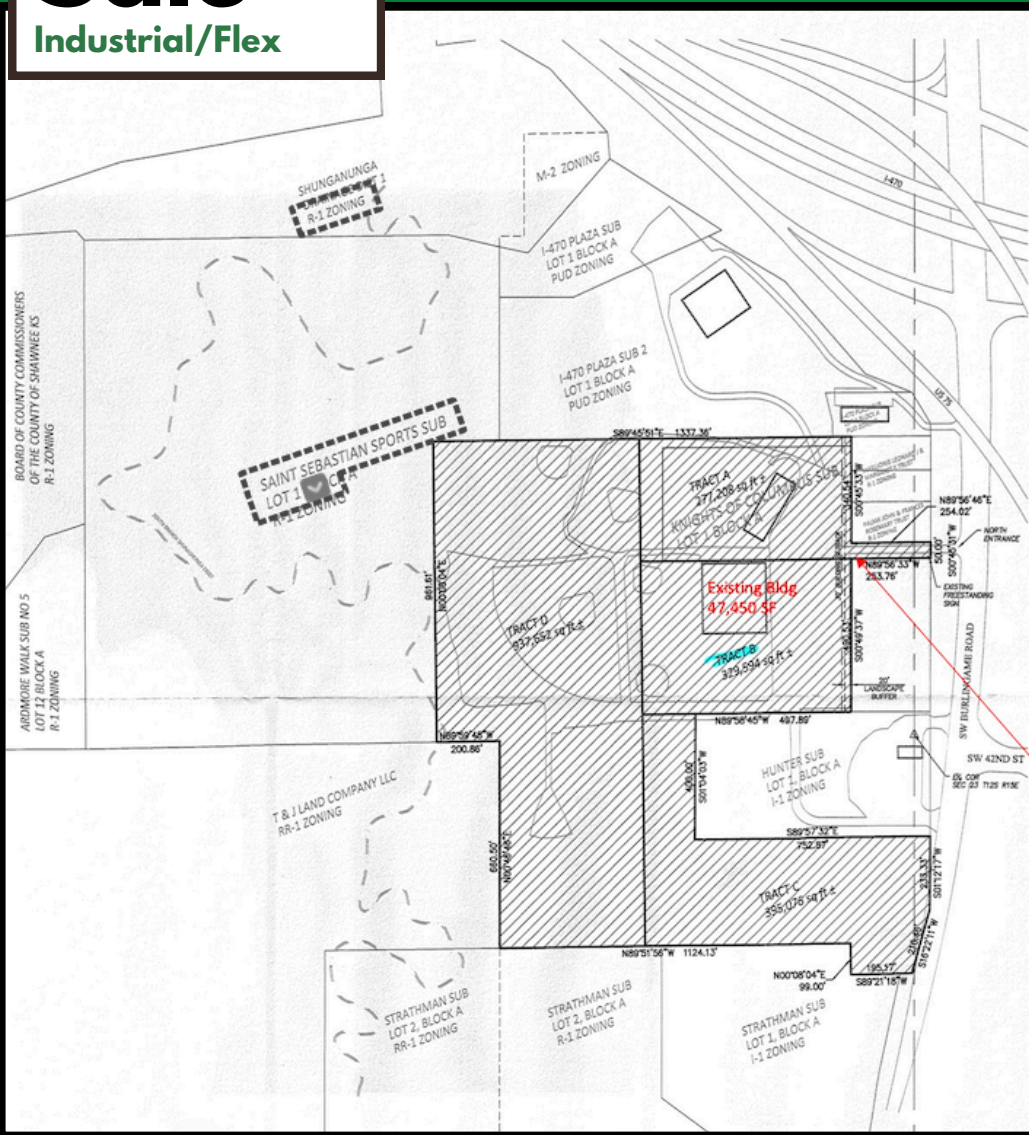
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For Sale

Industrial/Flex



3909 SW BURLINGAME RD.
TOPEKA, KS, 66609



TRACT B USES (7.57 ACRES INCLUDING BUILDING)

- Warehouse and Storage Facility
- Agricultural Product Sales and Storage
- Contractor Shop
- Machinery Equipment Repair
- Self Storage
- Artesian Manufacturing
- Indoor and Outdoor Recreation

BUILDING DETAILS:

Indoor warehouse/recreation facility featuring free-span climate-controlled space with a ceiling height of 28'

TRACT C USES: (9.07 ACRES)

- Light Industrial

TRACT D USES: (21.53 ACRES)

- Recreational Use
- Temporary Outdoor Parking for Semi Trucks and Heavy Trucks

SALE PRICE: \$3,200,000

PROPERTY DETAILS

- Land Size: 113.21 Acres on two parcels
- Building Size: 47,450 SF
- Zoning: PUD
- Built in: 2001
- Price: \$3,200,000



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