

Colliers

Price Reduced

Industrial For Sale

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320 W. 1st Avenue Topeka, Kansas

Two-Building Property

- Total building area: 6,400± SF
 - » Office building: 1,600± SF
 - » Industrial building: 4,800± SF
- Bridge crane: 30 ton w/ 20' hook height
- Loading: Drive-in door (20'x14')
- Clear height: 28'4"-33'4"
- Electrical: 600 amp/3-phase
- Floor: Limestone dust and concrete (warehouse building)
- Land size: 1.67± acres (rocked)
- Zoning: D-3 (Downtown Mixed-Use District)
- Year built:
 - » Office building: 1940/ updated 1980's (slate roof 1993)
 - » Industrial building: 2014
- Sale price: \$750,000 (\$117 PSF)
- Located within the Neighborhood Revitalization District
- Possible property tax rebates
- Located in Dynamic Core TIF District



Accelerating success.

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