

FOR LEASE

929 SW UNIVERSITY BLVD # 2704

Topeka, KS 66619

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC



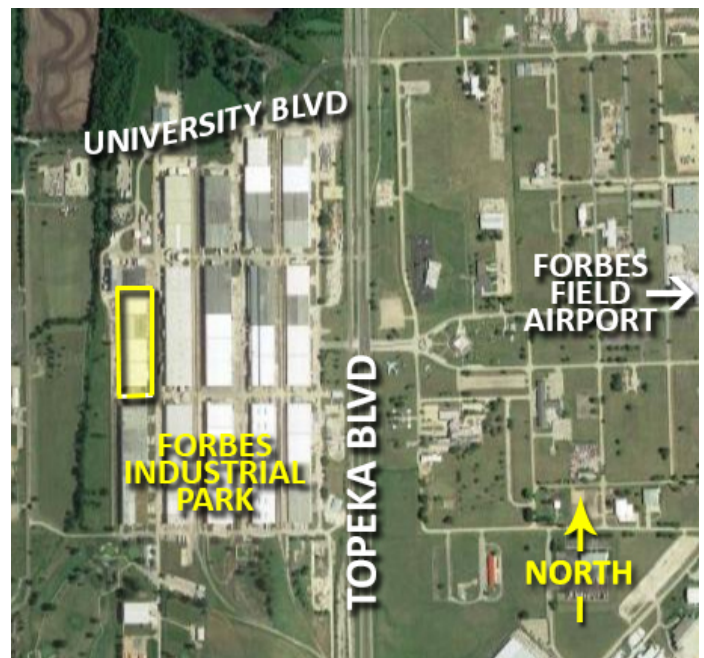
## PROPERTY DESCRIPTION

Solid, dock-high warehouse with larger open office space (16'x50' +/-), a large multipiece restroom, and a large break room (16'x40' +/-). Approximately 7,745 +/- SF of the space has lower ceiling which can be removed if required. Three dock-high doors, one with a shelter. A large platform exterior dock can be partially enclosed for bumpers. Trailer parking available to add onto a lease. Major remodel in May 2025 included paint/carpet in offices, restroom paint, floor covering, fixtures, and new LED lighting.

Located in Forbes Industrial Park just east of the Kansas Turnpike on Topeka Blvd. This offers quick access to I-70, I-470, Hwy 75, and is just 2 minutes west of Topeka Regional Airport and Forbes Field.

## INDUSTRIAL SPECS

Bay Size	16' x 50' +/-
Suite Dimensions	200' x 100' +/-
Electric Service	3 phase power available - Every
Truck Doors	3 - 10'x10' dock-high (room to add grade-level ramp)
Ceiling Height	15' 3" bottom of beam 20' between beams
Wall Height	22'
Gas Service	Kansas Gas Service
Water & Sewer	City of Topeka



Listed By:

**ED ELLER**  
Broker, SIOR, Partner  
785.228.5302  
ed@kscommercial.com

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.

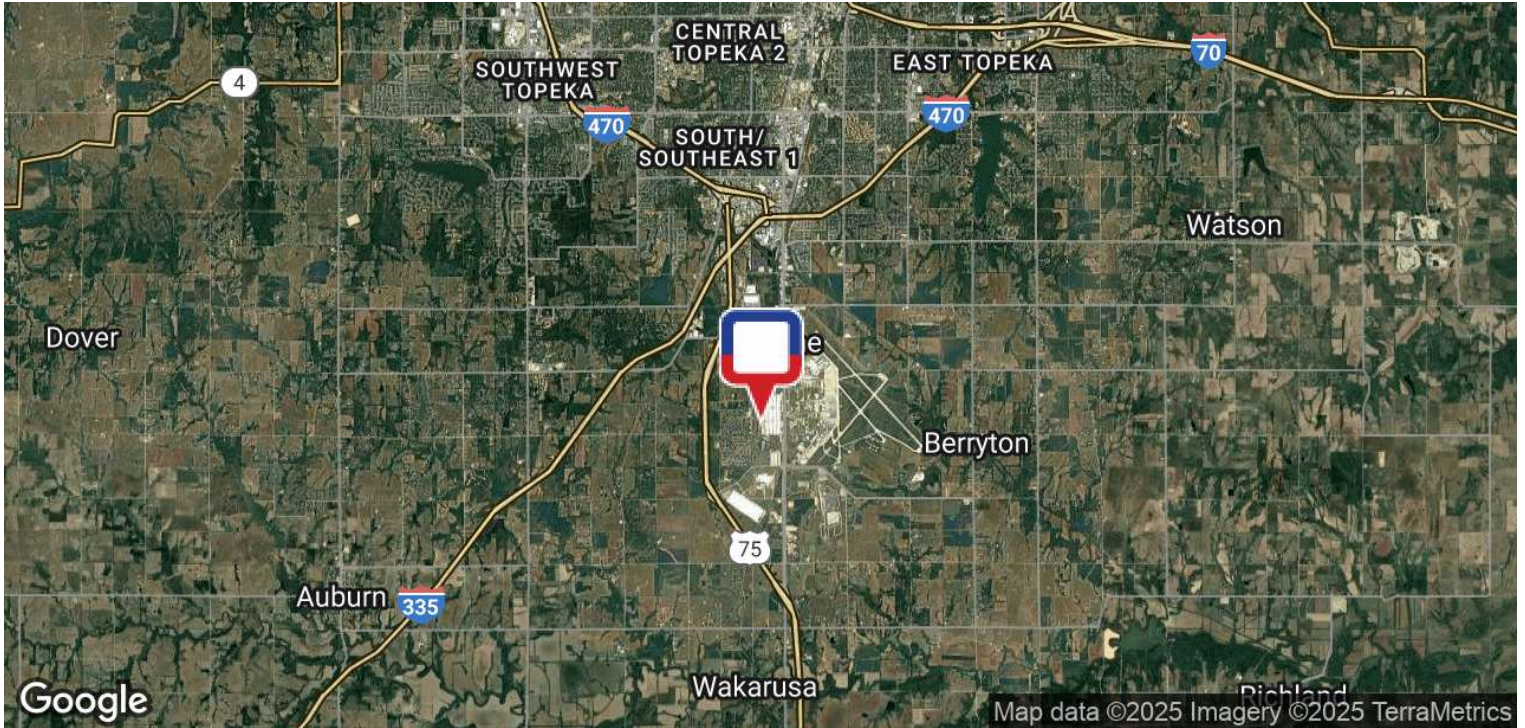
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // [kscommercial.com](http://kscommercial.com)

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## OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr
Building Size:	171,599 <sup>+/-</sup> SF
Available SF:	20,000 <sup>+/-</sup> SF
Lot Size:	766,259 <sup>+/-</sup> SF
Year Built:	1942, 1960
Zoning:	I1
Highway Access:	1-470, US 75, Kansas Turnpike, I-70 is 7 minutes north
Airport Access:	Forbes Field is 2 minutes east
Parking/Drives:	Concrete paved

## SPACES

Sections E1 & E2	\$5.50 SF/yr
Suite dimensions 200'x100' +/-	

## LEASE RATE

## SPACE SIZE

## RATE/MO

20,000 <sup>+/-</sup> SF	\$9,167.00
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**Virtual Walk-Thru Link:** <https://my.matterport.com/show/?m=qMcUPocvmuJ>

Landlord pays base year real estate taxes, insurance, roof and structural maintenance, major repairs and replacement.  
Tenant is responsible for pro rata share of rate increases in real estate taxes and insurance over base year, janitorial, minor interior maintenance/repairs, and utilities.

