

# INDUSTRIAL WITH INCOME OPPORTUNITY

## PRODUCTION/STORAGE BUILDING

127-135 VanBuren Topeka, KS 66603



25,800<sup>+-</sup> SF total of building area  
30,144<sup>+-</sup> SF total of land area  
Add'l equipment available  
-Dust collection/paint booth

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC



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**ED ELLER**

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D3 Downtown Zoning  
Highway Access < 2 minutes

## Executive Summary

### Pricing Summary

ASKING PRICE	\$475,000
PRICE/SQUARE FOOT	\$18.41
LEASE EXPIRATION	Various, Mo to Mo
LEASE TYPE	Modified Gross (G-J-U-Im)
RENT ESCALATIONS	Varies

### Property Summary

A unique four-building complex with a mix of commercial/industrial production space, leased industrial warehouse space, and public storage. One-of-a-kind 10'x20' dock-high public storage, allows for loading and unloading to pickups and step vans through roll-up doors. Several vacant small office and storage spaces could be leased for additional income. All equipment can be purchased under a separate agreement and is not included in the sale price (includes dust collection, compressed air, ventilation system, and professional paint booth). Potential for new owners to grow the tenant base and revenue, providing updated spaces and amenities while increasing the rents.

Multiple long-term tenants provide a steady source of income to offset business expenses. Confidential financial information available upon request. Prospective purchasers must sign a binding confidentiality agreement.



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## Property Overview

### TOTAL BUILDING AREA:

25,800<sup>+/</sup> SF

Mini-Warehouse	2,625 SF
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Office Building	1,776 SF
Storage Warehouse	3,774 SF
Storage Warehouse	12,000 SF
Mini-Warehouse	3,000 SF

### TOTAL LAND AREA:

30,144<sup>+/</sup> SF / 0.69 acres

### ZONING: D3

### YEAR BUILT:

1935; added on in 1965 and 1988  
Interior Remodel in 2002

### 2024 RE TAXES:

\$19,237.42

### CONSTRUCTION:

Concrete block

### DOCK DOORS:

15 low dock/delivery or pickup height  
facing Crane St.

### GRADE LEVEL DOORS:

Two - 10'x12'  
One - 10'x10'

#### 10'x20' Storage Units

Dock Height

15 Units

#### 10'x20' Storage Units

Street Level, Fenced

22 Units

#### 5'x10' Storage Units

Street Level, Fenced

8 Units

#### 10'x20' Storage Units

Interior - Limited Access

6 Units

#### 10'x15' Storage Units

Interior - Limited Access

8 Units

#### 5'x5' Storage Units

Street Level - No Security

7 Units

### Space

Office & Showroom

MRI-1

### Dimension

35'x47'

### Square Footage

1,645

MRI-1a

20'x20'

400

Misc Storage

MRI-2

19'x29'

551

Receiving

MRI-3

20'x39'

780

Assembly & Storage

MRI-4

36'x36'

1,296

Bond-Prep

MRI-5

36'x25'

900

Repair

MRI-6

36'x42'

1,512

Stripping

MRI-7

20'x60'

1,200

Finishing

MRI-8

20'x70'

1,400

Johnson

Johnson

40'x72'

1,680

Space D

Comm. Action

20'x100'

2,000

Space E

AGM

20'x50'

1,000

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**785.228.5302**

**August 2024**

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## Parcel Overview

### PROPERTY FEATURES

**"G" South Mini:**  
2,625<sup>+</sup> SF, 12' eave, 18 units  
5'x5', 5'x10', 10'x20', 20'x20'

**"F" North Mini:**  
2,625<sup>+</sup> SF, 12' eave, 19 units  
5'x7', 5'x10', 10'x20'

**Office/Warehouse:**  
1,776<sup>+</sup> SF office  
3,774<sup>+</sup> SF warehouse/manufacturing  
11' eave

**North Warehouse:**  
12,000<sup>+</sup> SF grade-level warehouse  
3,000<sup>+</sup> van-high warehouse

**Total Square Footage:** 25,800<sup>+</sup>



### PROPERTY HIGHLIGHTS

Climate-controlled production space.

Production and warehouse space served by 10'x12 and 12'x14' overhead grade level doors, glass entry.

10'x20' and 5'x10' mini units are in a fenced and gated enclosure, small amount of fenced outdoor storage.

All equipment can be purchased under a separate agreement and is not included in the sale price.

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## Map



## LOCATION HIGHLIGHTS

1/4 mile to Interstate 70

## DEMOGRAPHICS SHAWNEE COUNTY

Population: 177,480

Median Age: 39.4

Labor Force: 75,422

Unemployment Rate: 3.5%

Number of Businesses: 4,004

State Sales Tax: 6.5%

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## EXCLUSIVE OFFERING MEMORANDUM

For more information, contact:

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## Information & Tours

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