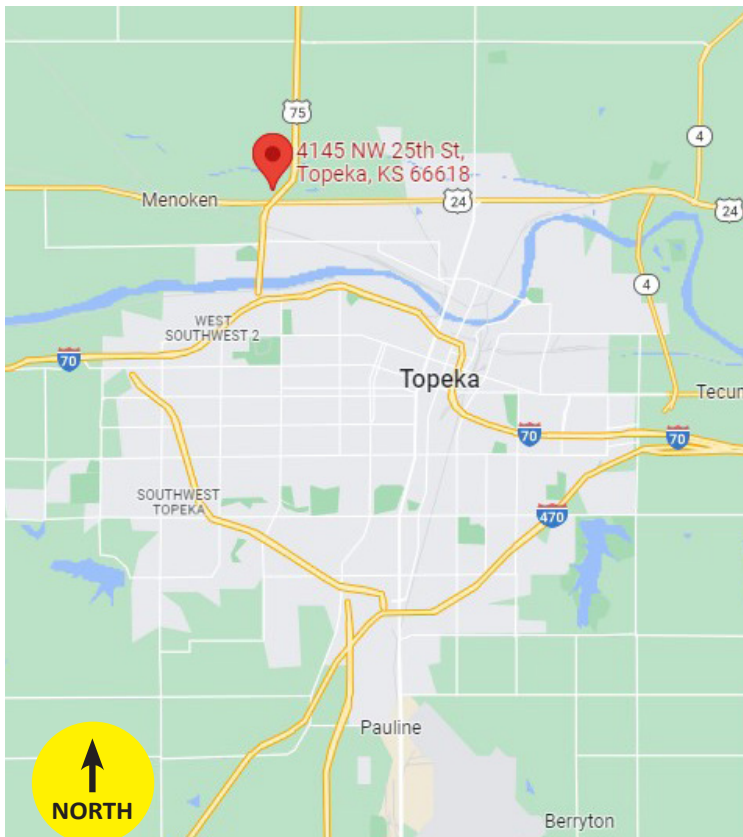


FOR LEASE
WAREHOUSE/STORAGE SPACE

4145 NW 25TH STREET
TOPEKA, KS 66618



PROPERTY DETAILS Clear span, secure metal building with a metal roof and 3 - 12x12 overhead doors, one medium office and restroom.

LEASE RATE	\$6.50/SF/YR
AVAILABLE SPACE	5,000 ^{+/-} SF
TOTAL BUILDING SIZE (4 buildings)	33,150 ^{+/-} SF
LOT SIZE	122,557 ^{+/-} SF 2.81 ^{+/-} Acres
YEAR BUILT	1991
ZONING	I-2; Heavy Industrial
PARKING	Gravel parking lot, fenced in yard
CEILING HEIGHT	13' Side Walls; 15' at apex
DOORS	3 - 12'x12' drive-in door 1 - 8'x8' overhead door
LIGHTING	Fluorescent lighting(will upgrade LED)
ELECTRIC	Multiple electric outlets along each wall; 200 amp three phase power; 30 amp/220V plus; 208/120V service
CONSTRUCTION	Free standing Pre-eng. steel building, 13x37 office with restroom

ED ELLER
Broker | SIOR | Partner
Direct: 785.228.5302
ed@kscommercial.com



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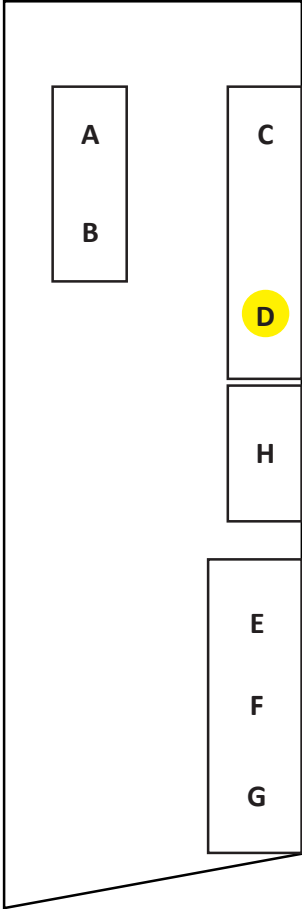


SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:
Building D	5,000+/- SF	\$6.50	\$2,708.33

Available 11/2025

LANDLORD PAYS:	Base year taxes and insurance, roof and structural maintenance and exterior maintenance.
TENANT PAYS:	Utilities, janitorial, systems maintenance, and minor interior maintenance.
BUILDING FEATURES:	An open, clearspan warehouse with secure masonry exterior. Has 3-12'x12', 1 - 8'x8' drive in door. Some highway visibility and signage is possible.
LOCATION FEATURES:	Conveniently located in north Topeka, just off Hwy 24 and Hwy 75 allowing easy access to I-70. Located east of PTMW and west of Bettis Companies.

SUITES



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.