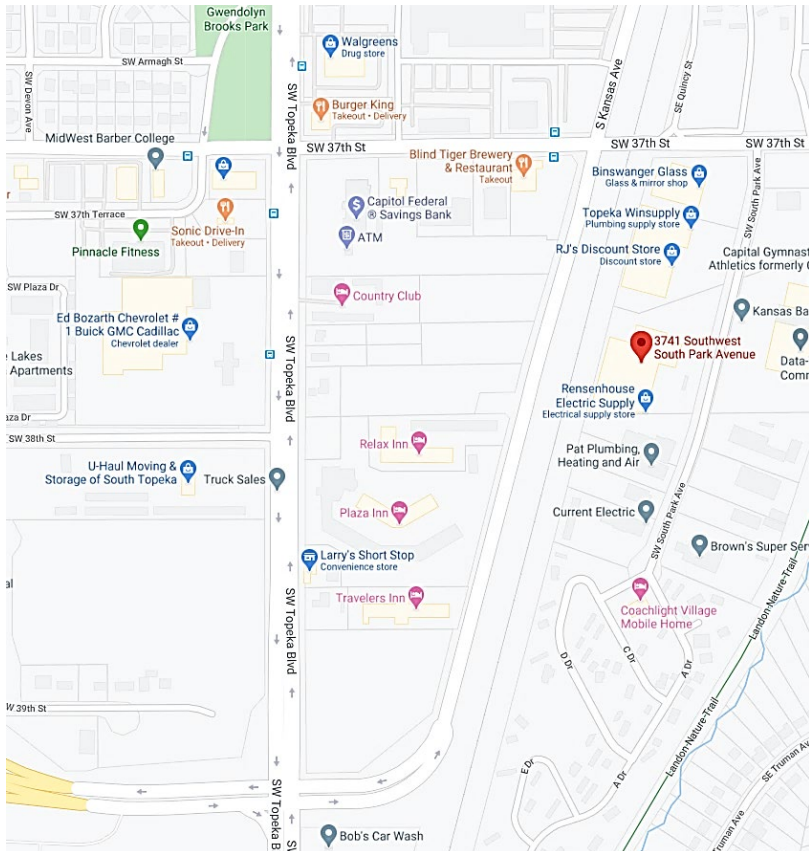


FOR LEASE | INDUSTRIAL BUILDING
 3741 SE SOUTH PARK | TOPEKA, KS 66609



PROPERTY SUMMARY

SPACE AVAILABLE	23,300 +/- SF
LEASE RATE	\$5.99/SF/YR
	\$ 1.40 R.E. Taxes
	\$ 0.29 Insurance
	\$ 0.19 CAM
LOT SIZE	148,503 +/- SF
	3.41 +/- acres
2023 R.E. TAXES	\$73,909.32
ZONING	I-1; Light Industrial
YEAR BUILT	1973 and 1991
CONSTRUCTION	Tilt-up concrete with metal on steel frame addition
ADDITIONAL CHARGES/MO:	\$4232.83

360 VIRTUAL WALK THRU LINK

<https://my.matterport.com/show/?m=GP1x2FthbYT>

ED ELLER

Partner | SIOR | Broker

Direct: 785.228.5302

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INDUSTRIAL SPECS:

CEILING HEIGHT:	20'	GAS SERVICE:	Kansas Gas Service
DOCK HIGH DOORS:	2-8'x10'	LIGHTING:	High bay LED lights
DRIVE-IN DOORS:	1-10'x10'	WATER & SEWER:	City of Topeka
ROOF CONSTRUCTION:	Roof – built up tar and gravel on metal corrugated deck	PLUMBING:	Male and female restrooms
COLUMN SPACING:	36' East to West, 32' North to South		
SPRINKLER:	Wet System installed in warehouse		

SPACE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	EST. EXPENSES	RATE/MO	COMMENTS:
Suite C:	23,300 ^{+/-}	\$5.99/SF	\$11,630.58	\$2.18/SF/MO	\$4,232.83	NNN Lease. Dock-high, drive-in warehouse. Very rare pre-cast concrete construction.

TENANT PAYS: Tenant pays a pro-rata share of taxes, insurance, utilities, janitorial, CAM, and maintenance, repair and replacement.

LANDLORD PAYS: Landlord pays roof and structural maintenance.

LOCATION FEATURES: Less than 10 minutes from Forbes Field Airport. Easy access to Kansas Turnpike, I-70, and Hwy 24.

BUILDING FEATURES: Drive-in, dock-high warehouse, with tilt - up concrete, side walls, and fire sprinkled. Heavy power and fenced concrete parking. Fenced yard and gate surround a large truck parking area with easy access in and out. Asphalt parking lot repaved in 2013.