



PROPERTY SUMMARY

SALE PRICE 635, 700 & 706 SE 7th Street: \$500,000

LEASE RATE 700 SE 7th Street: 7,776^{+/-} SF \$5.00/SF/YR, Modified Gross \$3,240/MO

BUILDING SIZES
 635 SE 7th Street: 3,716^{+/-} SF
 700 SE 7th Street: 7,776^{+/-} SF
 706 SE 7th Street: 4,700^{+/-} SF

LOT SIZES
 635 SE 7th Street: 15,211^{+/-} SF / 0.35^{+/-} Acres
 700 & 706 SE 7th Street + 2 other parcels: 89,429^{+/-} SF / 2.05^{+/-} Acres

2024 R.E. TAXES
 635 SE 7th Street: \$2,915.34
 700 & 706 SE 7th Street + 2 other parcels: \$6,630.84

ZONING I-2, Hvy. Indust. & I-1 Lt. Indust.

CONSTRUCTION Brick and Concrete Block

YEARS BUILT
 635 SE 7th Street: 1960, 1980, and 1986
 700 SE 7th Street: 1906 & 1984
 706 SE 7th Street: 1930

FEATURES

Central location, east of downtown. Adjacent to BNSF Railway. Close proximity to I-70 via Adams and 10th St.

Mostly fenced 1.8 acre paved/gravel yard with a decent gravel base.

Excellent IOS property.

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FOR SALE | HEAVY INDUSTRIAL BUILDINGS

635, 700 & 706 SE 7TH STREET | TOPEKA, KS 66607



700 SE 7th Street



706 SE 7th Street

WAREHOUSE SPECS:

CEILING HEIGHT: 14' - 18'

OVERHEAD DOORS: 2 - 12'x10' and 1 - 10'x14' grade level,
1 - 10'x10' and 1 - 8'x8' dock high

CONSTRUCTION: Masonry with steel columns,
and pre-engineered steel

ROOF: Combination of metal and bituminous

COLUMN SPACING: Varies

HEATING & COOLING: HVAC in offices, balance overhead convection
gas heat

ELECTRIC: 3-phase

LIGHTING: Varies, LED and fluorescent

BUILDING FEATURES:

Great combination of dock high space and drive in, very flexible and functional buildings. 706 SE 7th was recently remodeled on the interior and painted. 700 SE 7th may produce additional future income for the right owner. Additional fenced yard, currently a grassy area, could be developed for industrial use, zoned I-1 Light Industrial.



635 SE 7th Street

SERVICE REPAIR GARAGE & WAREHOUSE SPECS:

CEILING HEIGHT: 10' - 12'

OVERHEAD DOORS: 1 - 10'x12' and 3 - 10'x10' drive-in doors

CONSTRUCTION: Concrete block

ROOF: Combination of metal and bituminous

HEATING & COOLING: Space heater

ELECTRIC: 3-phase

LIGHTING: Varies, LED and fluorescent

BUILDING FEATURES:

Former towing company and automobile repair and service garage. Property includes a fenced yard, 680[±]-SF storage warehouse, and a 440[±]-SF office.