

# FOR LEASE FLEX/INDUSTRIAL BUILT TO SUIT

5334-5336 TOPEKA BLVD  
TOPEKA, KS 66609



- Glass entry door & window.
- 20 parking spaces.
- Concrete drives and parking.
- Up to 400 amp electrical service.
- LED High Bay lighting.
- Overhead Gas Heat in warehouse.
- Owner will build a 48,000<sup>+/-</sup> SF building to suit.
- 24' Eave height.
- 42.5' x 30' Column spacing.
- 170' x 210' overall dimension.
- 4 South facing dock doors.
- 1 - 14' x 14' grade level door.
- 15,000<sup>+/-</sup> SF fenced yard.

## PROPERTY SUMMARY

**EST. LEASE RATE** \$8.50/SF/YR; NNN - R,S.

Lease rates are estimated and only include base pre-engineered steel building with normal warehouse parking and truck court, additional tenant improvements like air conditioning, office/retail space, fencing, paving, and yard area will be priced commensurately with cost.

**ADDITIONAL CHARGES** Est. \$2.65/SF/YR  
(Taxes, insurance, CAM)

**BUILT TO SUIT SIZE** 48,000 <sup>+/-</sup> SF(150' X 320')

**LOT SIZE** 226,641<sup>+/-</sup> SF  
5.2<sup>+/-</sup> Acres

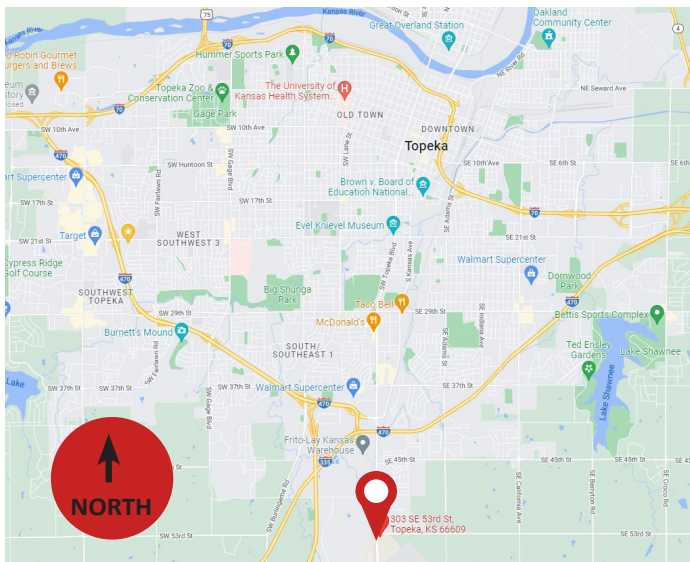
**2023 RE TAXES (Est. Taxes)** \$2.00<sup>+/-</sup>/sqft/yr

**ZONING** PUD I-1; Light Industrial Planned Unity  
Development

**TRAFFIC COUNT** 23,350<sup>+/-</sup> on Topeka Blvd

**Tenant pays:** All operating expenses except roof and structural repair and maintenance.

**Landlord pays:** Roof and structural repairs and maintenance



**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC



**ED ELLER**

Broker | SIOR | Partner

Direct: 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.

435 S. KANSAS AVE. #200, TOPEKA, KS 66603 | 785.272.2525

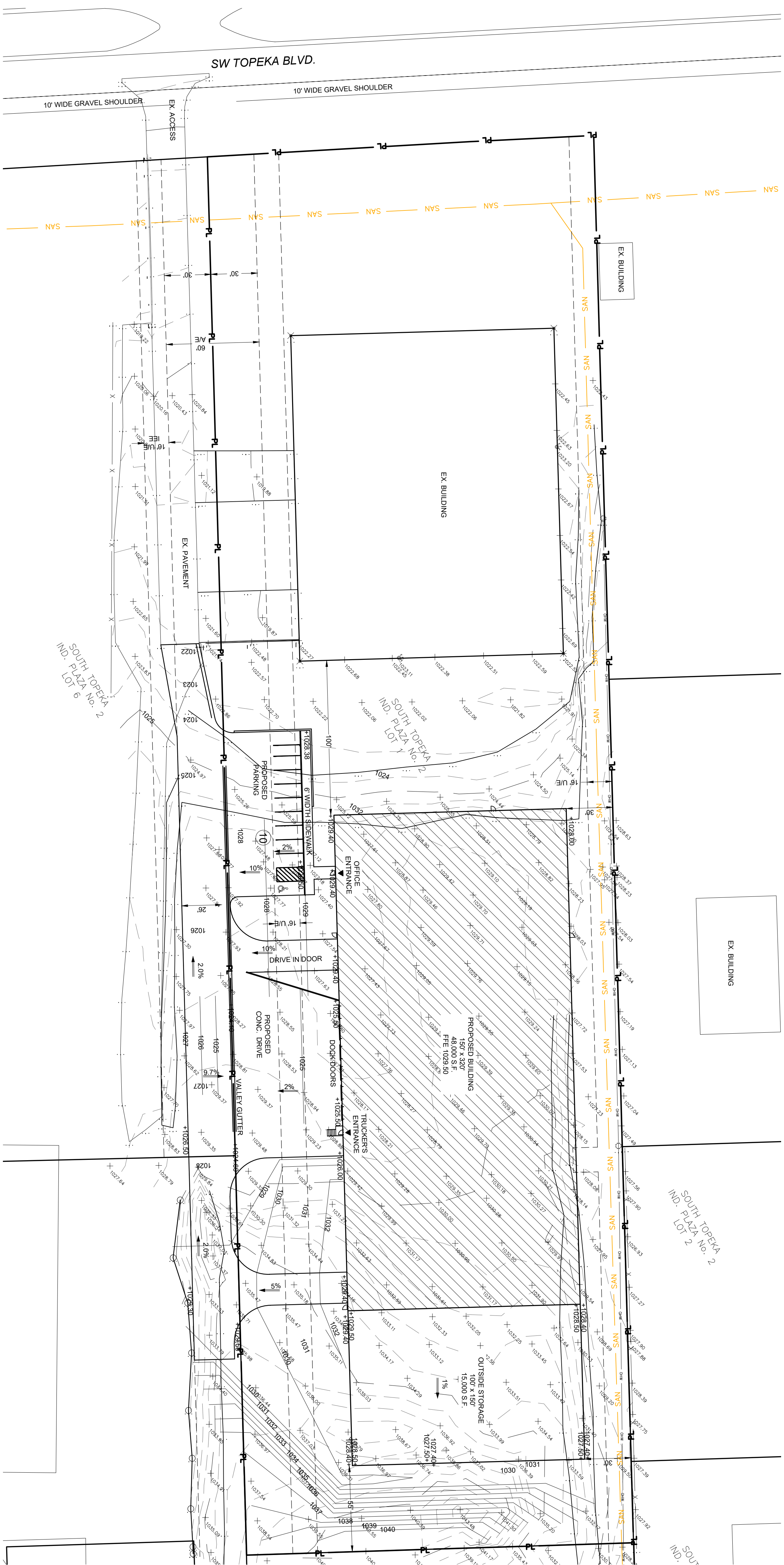
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**A Site Plan for**  
**LOT 1, SOUTH TOPEKA INDUSTRIAL PLAZA NO 2**

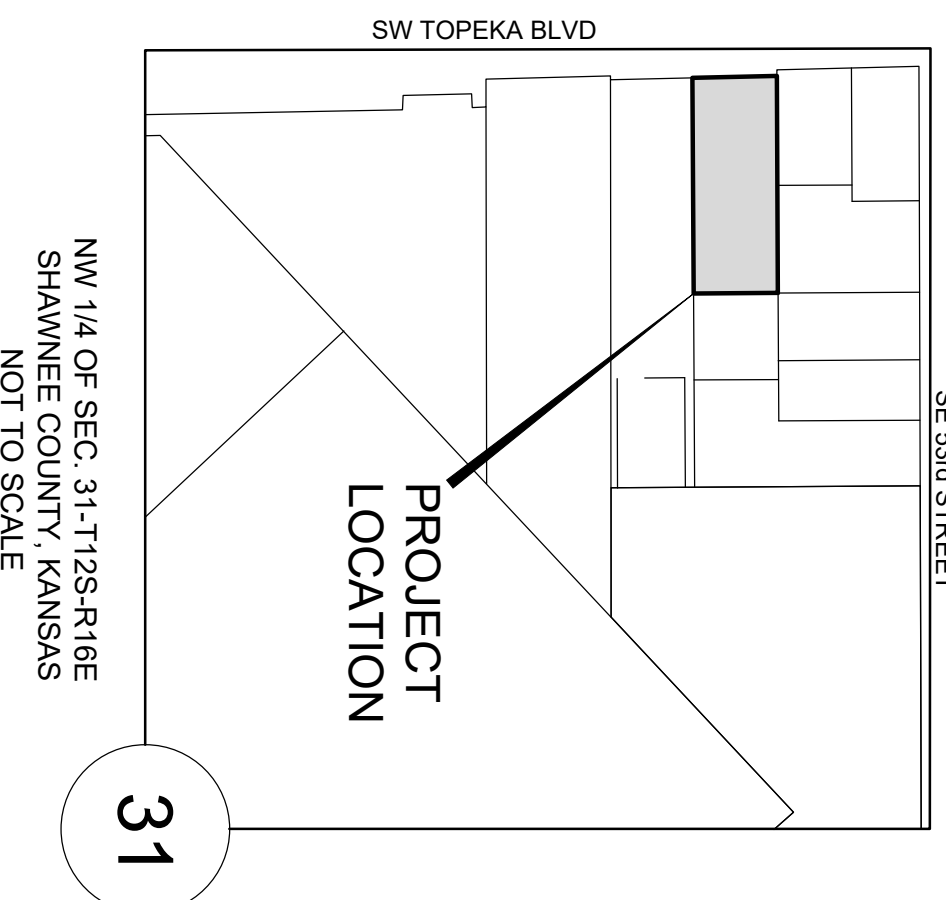
**SW TOPEKA BLVD., TOPEKA,  
 SHAWNEE COUNTY, KANSAS**  
 NW 1/4, SEC. 31-T12S-R16E



**LEGEND:**

- AE ACCESS EASEMENT
- UE UTILITY EASEMENT
- CONC. CONCRETE
- SETBACK LINE
- PL — PROPERTY LINE
- S/A — SECTION LINE

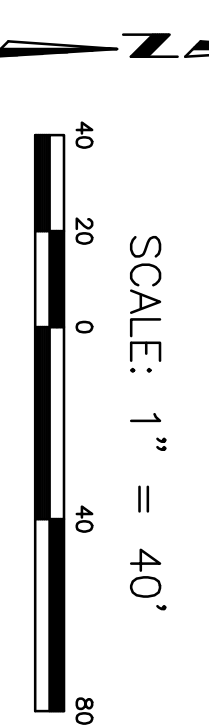
**LOCATION MAP:**



**Legal Description**  
 ALL OF LOT 1, IN BLOCK A, IN SOUTH TOPEKA INDUSTRIAL PLAZA NO. 2, A RECORDED SUBDIVISION IN SHAWNEE COUNTY, KANSAS, LYING IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE 6TH PRINCIPAL MERIDIAN, CO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**General Notes**

1. OWNERS: FUNDING PARTNERS II, LLC  
14102 W 151st ST  
OLATHE, KANSAS 66062
2. LAND PLANNER/ LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049
3. PROPERTY ADDRESS: 5334 SW TOPEKA BLVD.  
TOPEKA, KS 66609
4. EXISTING ZONING: PUD1 I
5. PROPOSED ZONING: PUD1 I
6. EXISTING LAND USE: INDUSTRIAL
7. PROPOSED LAND USE: INDUSTRIAL
8. NO PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 201703096E, SHAWNEE COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.
9. THE BASIS OF THE BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH ZONE 1501.
10. PROPERTY OWNERS SHALL BE ADMONISHED FROM PLACING ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION IN PERMANENT SEWER, DRAINAGE OR UTILITY EASEMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, TREES, SHRUBS, FENCES, RETAINING WALLS, BUILDINGS OR OTHER MISCELLANEOUS OBSTRUCTIONS THAT INTERFERE WITH ACCESS OR OBSTRUCT THE OPERATION OF PERMANENT OR SEMI-PERMANENT OBSTRUCTIONS LOCATED IN THE EASEMENT. ANY PERMANENT OR SEMI-PERMANENT OBSTRUCTION LOCATED IN THE PERMANENT SEWER OR UTILITY EASEMENT MAY BE REMOVED BY CITY OF TOPEKA, ITS EMPLOYEES OR AGENTS TO PROVIDE FOR THE PROPER OPERATION AND MAINTENANCE OF THAT UTILITY LINE, WITHOUT COST OR OBLIGATION FOR REPLACEMENT, COST OF REMOVAL, AND/OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
11. NO BUILDING PERMIT(S) SHALL BE ISSUED UNTIL ALL STORMWATER MANAGEMENT AND STORMWATER MANAGEMENT PLAN AND GRANTING OF ANY NECESSARY APPROVAL OF STORMWATER MANAGEMENT PLAN AND GRANTING OF ANY NECESSARY STORMWATER MANAGEMENT EASEMENTS.
12. ALL SEWER AND THE WATER SERVICE IS TO BE PROVIDED BY THE CITY OF TOPEKA.



REV	DATE	DESCRIPTION
1	11/8/23	UPDATED

**SOUTH TOPEKA INDUSTRIAL PLAZA #2  
 LOT 1  
 SITE PLAN  
 SW TOPEKA BLVD  
 TOPEKA, KANSAS 66609**

**LANDPLAN ENGINEERING PA**  
 Lawrence, KS  
 1310 Wakarusa Drive, Suite 100  
 Lawrence, Kansas 66049  
 785.843.7530(p) | 785.843.2410(f)  
 info@landplan-pa.com | www.landplan-pa.com

DATE:	November 8, 2023
PROJECT NO.:	2023.3018
DESIGNED BY:	CLR
DRAWN BY:	CLR
CHECKED BY:	CLM

ISSUE #	SHEET NO.
1	1

OF 1 SHEETS