

# 5.32 ACERS | FOR SALE OR BUILD TO SUIT

6311 SW 9th Street, Topeka, KS 66615

Mixed Use Flex Space (Office/Retail/Industrial) Development Opportunity



- Excellent I-70 Visibility for businesses that can benefit from the extra exposure of 48,200 cars per day
- Plans are on the drawing board to accommodate flex space tenants from 1,500 SF to 30,000 SF.
- Professional facility designed to fit your needs and wants.
- Will divide subject to Seller approving use and architectural design.
- Lease Rate is negotiable based on cost of improvements, lease term, etc.
- Sale Price: \$811,000 or \$3.50/sf

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VALUE ADDED COMMERCIAL REAL ESTATE SERVICES SINCE 1988

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