

FOR SALE
1650 COMMERCE DRIVE
TONGANOXIE, KS

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS

8,000 SF OWNER-USER OPPORTUNITY
15 MINUTES FROM LAWRENCE & I-435 / I-70 INTERCHANGE
SALE PRICE: \$999,000 (\$124.88 PSF)



BUILDING INFORMATION

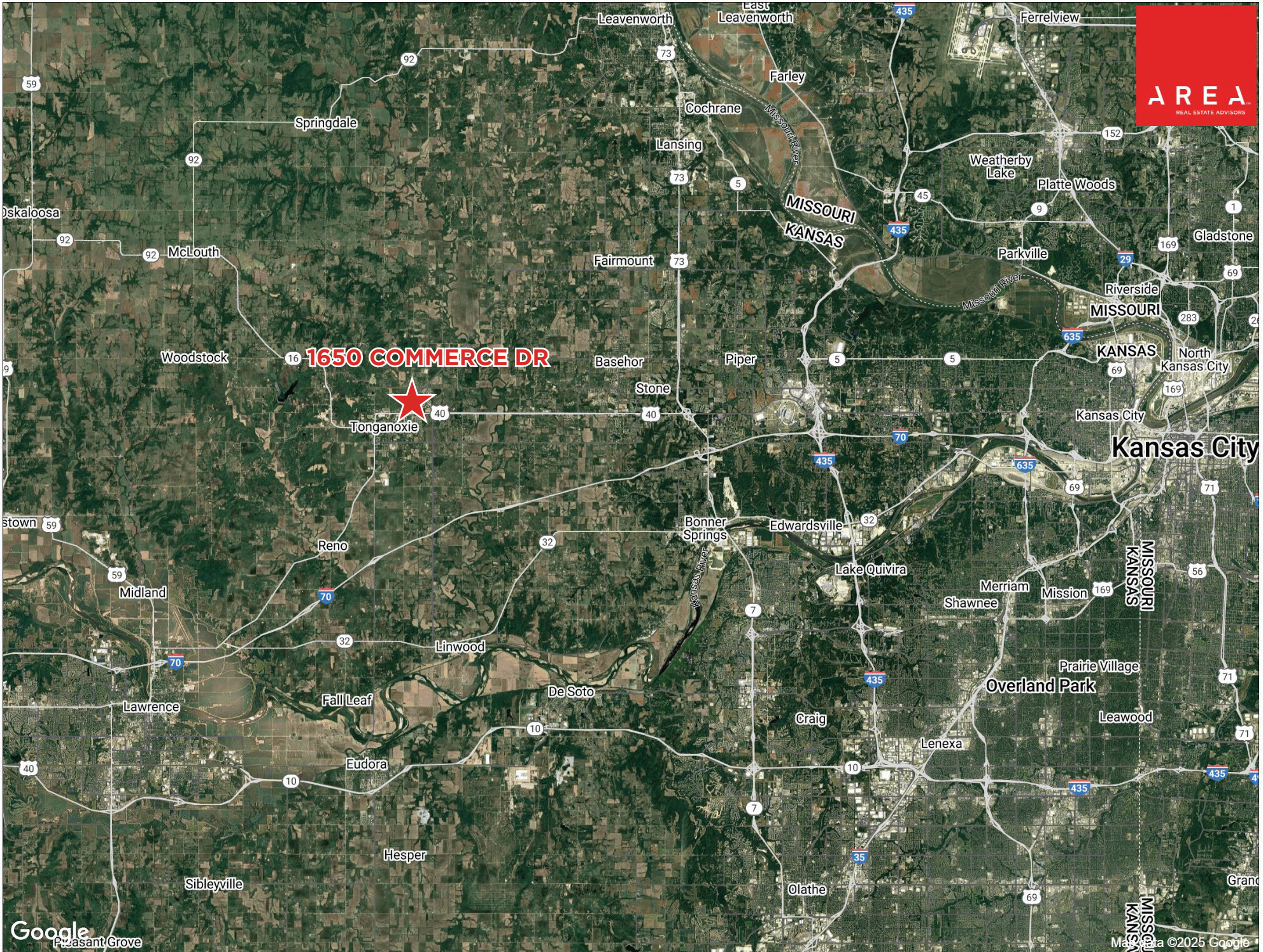
YEAR BUILT:	2021
BUILDING SIZE:	> OFFICE: 3,200 SF > WAREHOUSE: 4,800 SF
LAND SIZE:	1.5 ACRES
OUTDOOR STORAGE:	5,000 SF (PAVED)
CLEAR HEIGHT:	22' - 26'
ROOF:	METAL
LOADING:	DRIVE-IN DOORS (3) 12' X 12' (1) 14' X 14'
POWER:	3-PHASED 400 AMP / 347 VOLT
TAXES (2024):	\$27,223.94 PSF



PROPERTY PHOTOS

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CONTACT

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