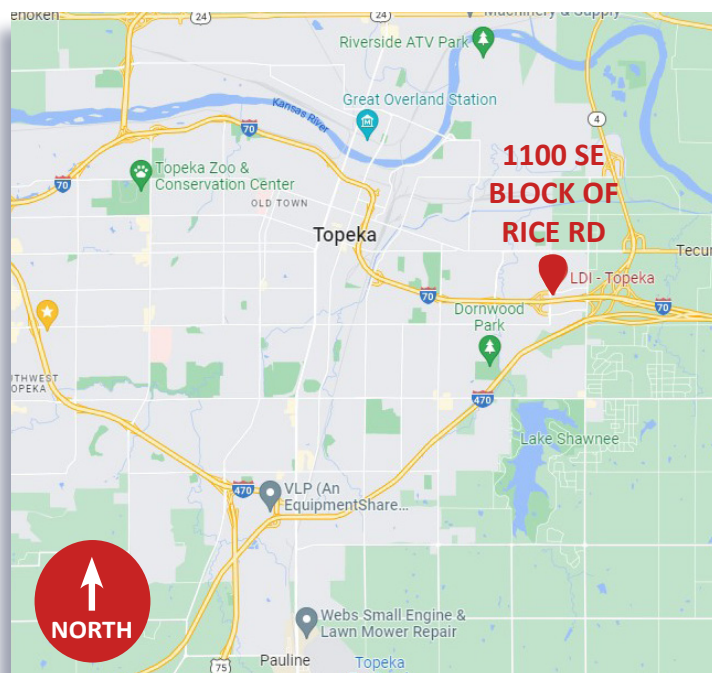




This is a great site for Industrial use that requires proximity and visibility to I-70. Potential development could accommodate 2-3 smaller buildings or one larger building. Many possible options for use such as logistics, industrial sales and service, dealerships, distribution, etc. Site is access controlled by KDOT.



**PROPERTY SUMMARY**

<b>ASKING PRICE</b>	\$299,900 Cash at Closing
<b>PRICE/SF/ACRE</b>	\$1.18 <sup>+</sup> / SF
<b>LOT SIZE</b>	5.85 <sup>+</sup> Acres 254,826 <sup>+</sup> SF
<b>2023 R.E. TAXES</b>	Tract I: \$664.02 Tract II: \$1,308.28
<b>ZONING</b>	PUD I1-Light Industrial
<b>UTILITIES</b>	Access to all City Utilities

**ED ELLER**  
 Broker | SIOR | Partner  
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 ed@kscommercial.com





<b>LOT FOR SALE:</b>	<b>SIZE/ACRES:</b>	<b>SIZE/SF:</b>	<b>RATE/SF:</b>	<b>COMMENTS:</b>
Tracts I and II	5.85 <sup>+/-</sup>	254,826 <sup>+/-</sup>	\$1.18	A combo of Tracts I and II.

- Located just east of the Rice Rd exit from I-70 with approximately 900 ft of frontage on I-70.
- Two tracts of land, excellent potential for an Industrial Outdoor Storage site.
- Zoned I-1 Light Industrial.
- Trucking companies in the vicinity including Price Trucking and Old Dominion.
- Other area companies that use outside storage include: LDI of Topeka, G.W. Van Keppel Co., Sunbelt Rentals, Suflower Paving, and Landscape Supply.

**LOT FEATURES:**

Excellent small industrial site that is currently divided into two tracts. The property access is off SE Sycamore Dr. and features a concrete entry street that is in great condition and no specials are owed on it.

Tract II adjoins an 18" Sanitary Sewer Main on the east property line and a 12" distribution water main on SE Sycamore.

**LOCATION FEATURES:**

900 ft. +/- of frontage on I-70 and SE Sycamore Dr. and is directly accessible via the 1/2 diamond interchange at I-70 and Rice Rd Exit