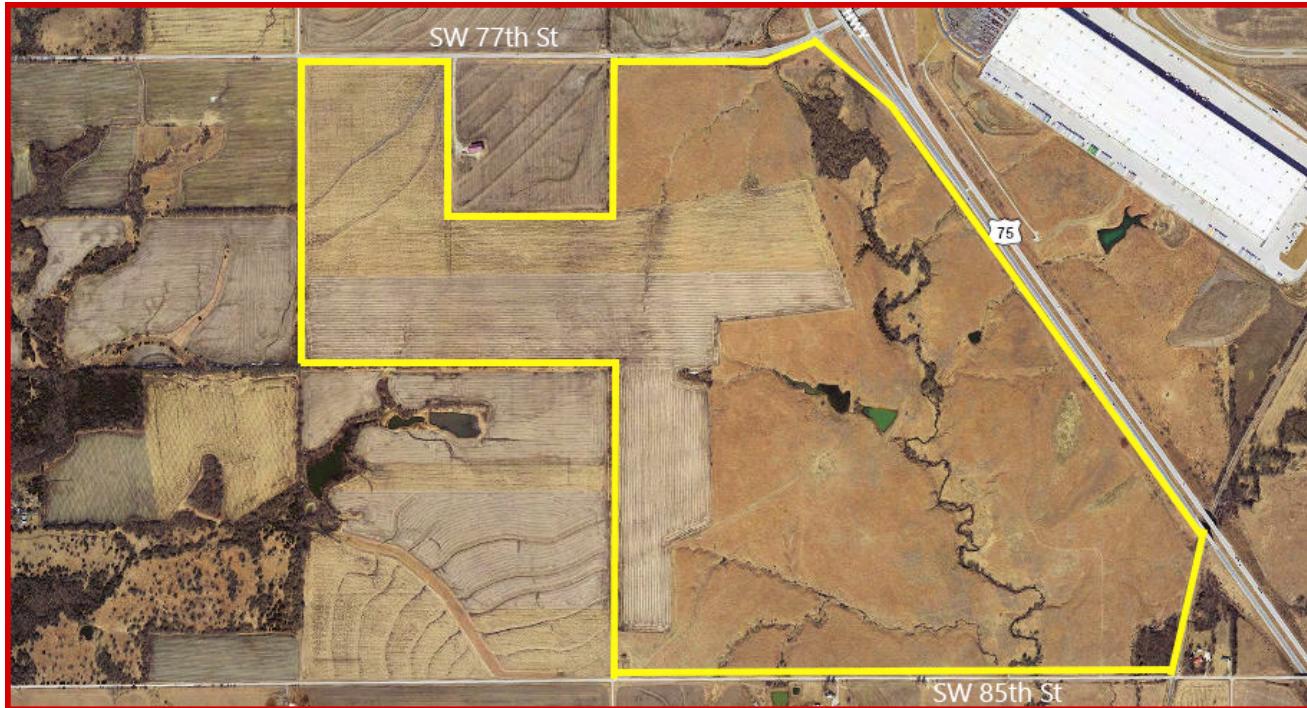


FOR SALE: INDUSTRIAL LAND OPPORTUNITY

HIGHWAY 75 & 77TH STREET, WAKARUSA, KS 66546

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



SALE PRICE: Call for Pricing

LAND SIZE: 579⁺ Acres

ZONING: I-1; Industrial

TERRAIN: Generally level

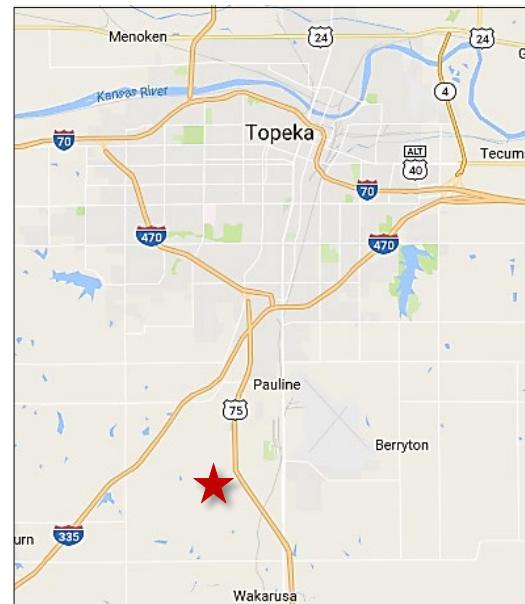
AIRPORT: Forbes Field is within a 5 minute driving distance

ELECTRIC SERVICE: Westar Energy, transmission line across from the property

GAS SERVICE: Kansas Gas Service, not currently available to the property

WATER & SEWER: City of Topeka, 8" water line (see map on page 2)

TRAFFIC COUNT: 11,400⁺ cars per day on Hwy 75



SITE AVAILABLE:	TOTAL/SF:	TOTAL/ACRES:	COMMENTS:
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SITE B:	25,221,240 ⁺	579 ⁺	Located in the SW corner of Hwy 75 & 77th St.
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SITE FEATURES: Transmission lines bisect the property. One of the last available large industrial tracts in Topeka with perfect access. This site is located next to Hwy 75 with diamond interchange access leading to the Kansas Turnpike and I-470.

[LEARN MORE](#)

MIKE MORSE | SIOR | Partner

Direct: 785.228.5304

mike@kscommercial.com

KANSAS COMMERCIAL REAL ESTATE SERVICES INC.

Main: 785.272.2525

435 S Kansas Ave, Suite 200

Topeka, Kansas 66603

WWW.KSCOMMERCIAL.COM

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