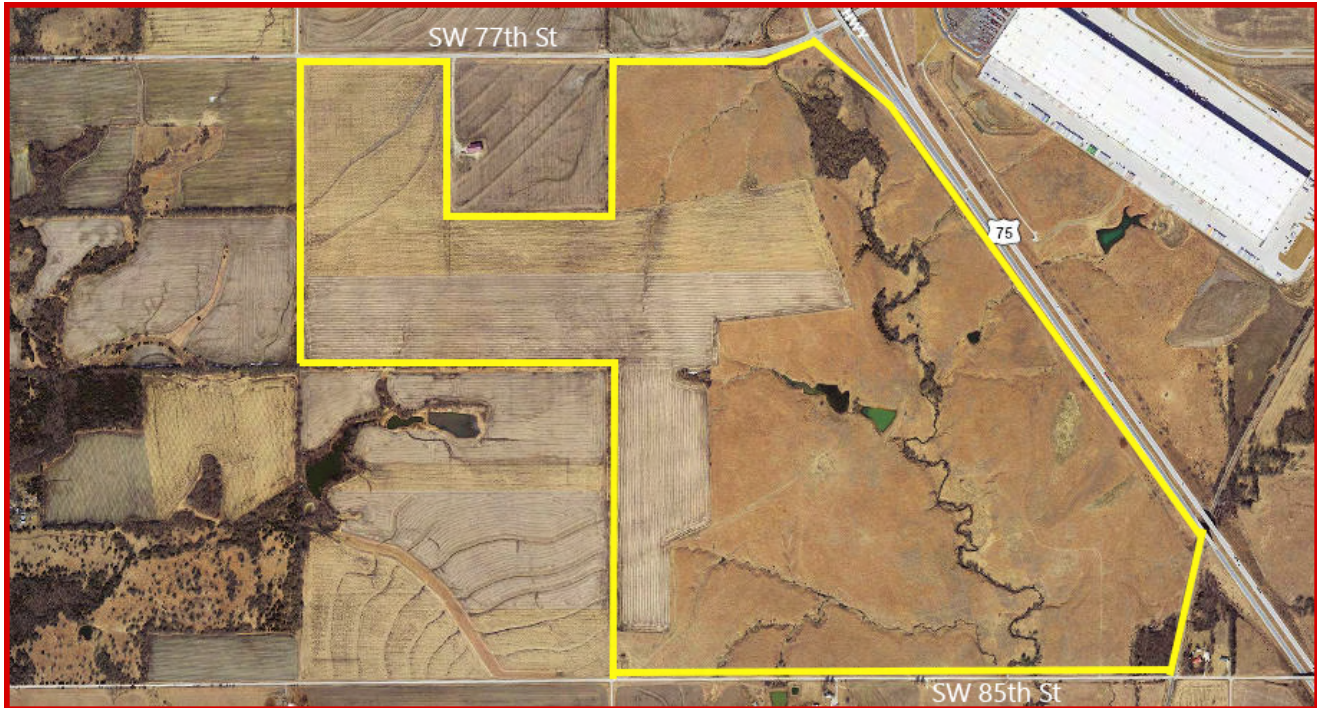


FOR SALE: INDUSTRIAL LAND OPPORTUNITY

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:

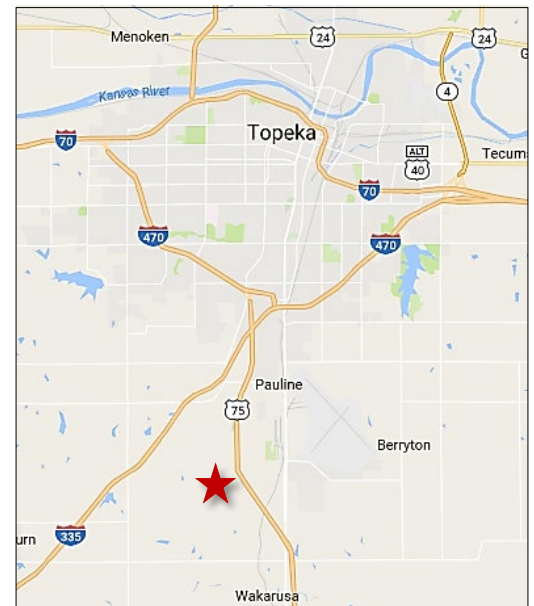
Kansas Gas Service, not currently available to the property

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:

SITE B:

25,221,240+/-

579+/-

Located in the SW corner of Hwy 75 & 77th St.

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

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.

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