

INDUSTRIAL WITH INCOME OPPORTUNITY

PRODUCTION/STORAGE BUILDING

127-135 VanBuren Topeka, KS 66603



25,800+/- SF total of building area
30,144+/- SF total of land area
Add'l equipment available
-Dust collection/paint booth

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



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ED ELLER

BROKER | SIOR | PARTNER

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D3 Downtown Zoning
Highway Access < 2 minutes

Executive Summary

Pricing Summary

ASKING PRICE	\$549,500
PRICE/SQUARE FOOT	\$29.07
LEASE EXPIRATION	Various, Mo to Mo
LEASE TYPE	Modified Gross (G-J-U-Im)
RENT ESCALATIONS	Varies

Property Summary

A unique four-building complex with a mix of commercial/ industrial production space, leased industrial warehouse space, and public storage. One-of-a-kind 10'x20' dock-high public storage, allows for loading and unloading to pickups and step vans through roll-up doors. Several vacant small office and storage spaces could be leased for additional income. All equipment can be purchased under a separate agreement and is not included in the sale price (includes dust collection, compressed air, ventilation system, and professional paint booth). Potential for new owners to grow the tenant base and revenue, providing updated spaces and amenities while increasing the rents.

Multiple long-term tenants provide a steady source of income to offset business expenses. Confidential financial information available upon request. Prospective purchasers must sign a binding confidentiality agreement.



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Property Overview

TOTAL BUILDING AREA:

25,800+/- SF

Mini-Warehouse	2,625 SF
Mini-Warehouse	2,625 SF
Office Building	1,776 SF
Storage Warehouse	3,774 SF
Storage Warehouse	12,000 SF
Mini-Warehouse	3,000 SF

TOTAL LAND AREA:

30,144+/- SF / 0.69 acres

ZONING: D3

YEAR BUILT:

1935; added on in 1965 and 1988
Interior Remodel in 2002

2025 RE TAXES:

\$19,528.06

CONSTRUCTION:

Concrete block

DOCK DOORS:

15 low dock/delivery or pickup height
facing Crane St.

GRADE LEVEL DOORS:

Two - 10'x12'

One - 10'x10'

10'x20' Storage Units

Dock Height

15 Units

10'x20' Storage Units

Street Level, Fenced

22 Units

5'x10' Storage Units

Street Level, Fenced

8 Units

10'x20' Storage Units

Interior - Limited Access

6 Units

10'x15' Storage Units

Interior - Limited Access

8 Units

5'x5' Storage Units

Street Level - No Security

7 Units

Space

Dimension

Square Footage

Office & Showroom	MRI-1	35'x47'	1,645
	MRI-1a	20'x20'	400
Misc Storage	MRI-2	19'x29'	551
Receiving	MRI-3	20'x39'	780
Assembly & Storage	MRI-4	36'x36'	1,296
Bond-Prep	MRI-5	36'x25'	900
Repair	MRI-6	36'x42'	1,512
Stripping	MRI-7	20'x60'	1,200
Finishing	MRI-8	20'x70'	1,400
Johnson	Johnson	40'x72'	1,680
Space D	Comm. Action	20'x100'	2,000
Space E	AGM	20'x50'	1,000

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August 2024

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Parcel Overview

PROPERTY FEATURES

"G" South Mini:

2,625[±] SF, 12' eave, 18 units
5'x5', 5'x10', 10'x20', 20'x20'

"F" North Mini:

2,625[±] SF, 12' eave, 19 units
5'x7', 5'x10', 10'x20'

Office/Warehouse:

1,776[±] SF office
3,774[±] SF warehouse/manufacturing
11' eave

North Warehouse:

12,000[±] SF grade-level warehouse
3,000[±] van-high warehouse

Total Square Footage: 25,800[±]

PROPERTY HIGHLIGHTS

1,776[±] SF of climate-controlled space with multiple private offices, restrooms, breakroom, and showroom.

Wired for paint booth with controls and fire suppression, duct work and air for dust collection and production, finishing waste collection system.

Oil water separated drain system.

400 amps, 240 v 3 Phase Industrial Electrical Power, multiple sub-panels and disconnects throughout for machines, bus duct systems.

Climate-controlled production space.

Production and warehouse space served by 10'x12 and 12'x14' overhead grade level doors, glass entry.

10'x20' and 5'x10' mini units are in a fenced and gated enclosure, small amount of fenced outdoor storage.

All equipment can be purchased under a separate agreement and is not included in the sale price.

Multiple long-term tenants provide a steady source of income to offset business expenses.



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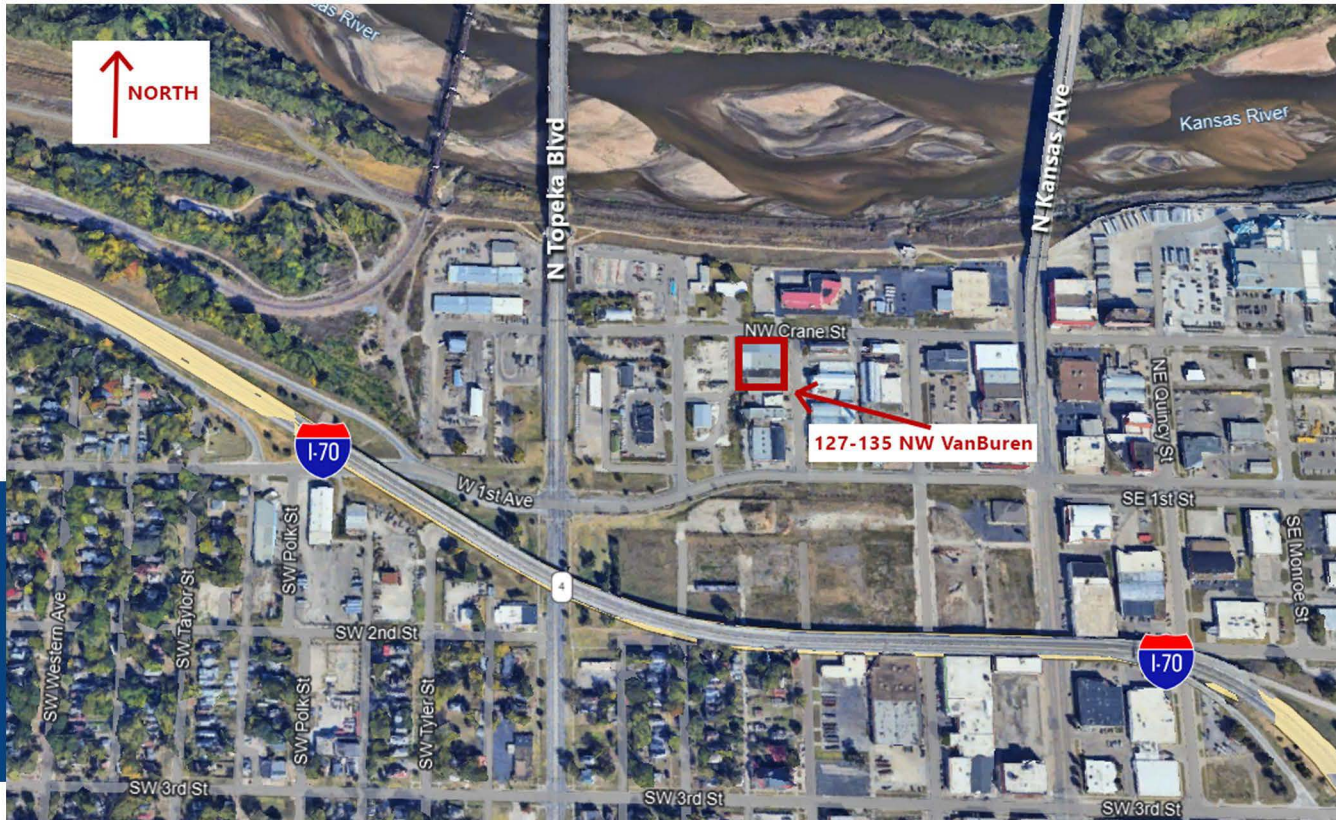
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Map



LOCATION HIGHLIGHTS

1/4 mile to Interstate 70

DEMOGRAPHICS SHAWNEE COUNTY

Population: 177,480

Median Age: 39.4

Labor Force: 75,422

Unemployment Rate: 3.5%

Number of Businesses: 4,004

State Sales Tax: 6.5%

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Signature: _____ Date: _____

EXCLUSIVE OFFERING MEMORANDUM

For more information, contact:

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Information & Tours

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