

FOR LEASE

# 1335 SW AUBURN RD

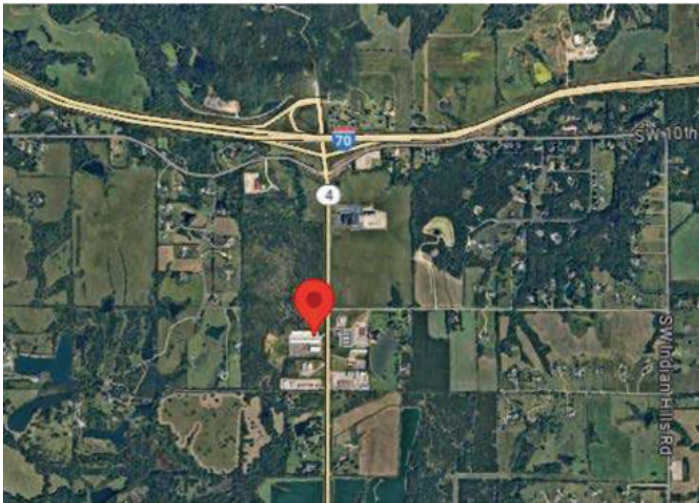
Topeka, KS 66616

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



## PROPERTY DESCRIPTION

New construction located at the corner of SW Huntoon and Auburn Road, south of I-70. Each unit features a 12' x 14' overhead door and exterior door with a deadbolt. 1,000<sup>+/-</sup> SF spaces include separate metered electric and access to a common restroom. Small spaces are plumbed for overhead gas/heat but will be additional rent. Larger spaces include overhead heat, a restroom in the space, and multiple doors.



## PROPERTY SUMMARY

Lease Rate	\$8.75 /SF/yr
Available Space	2,000 <sup>+/-</sup> SF
Lot Size	7.22 <sup>+/-</sup> Acres
Zoning	I-1
Year Built	2022
Ceiling Height	Front of unit is 20'2", Back is 16'
Doors	Each unit has at least one 12' x 14' overhead door
Construction	Metal on steel frame
Lighting	LED throughout
Column Spacing	Clearspan, steel stud interior demising walls (1/2" per 1'/pitch)



Listed By:

**ED ELLER**  
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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.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // [kscommercial.com](http://kscommercial.com)

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## SPACES

## LEASE RATE

## SPACE SIZE

## BASE RATE/YR

Units 116-117	\$8.75 SF/yr	2,000 <sup>+/-</sup> SF	\$1,458.33/mo	Excellent small storage space with tall 16'-20' ceiling height, 2-12'x14' grade-level doors. This would be perfect for a service company or storage user with racking.
Units 111-112	\$9.60 SF/yr	2,000 <sup>+/-</sup> SF	\$1,600.00/mo	Available 5/1/2026 as a sublease. Perfect for small business tenant. Small office with a restroom. Separate metered, single-phase electrical service.

Landlord pays taxes, insurance, exterior maintenance, and roof and structural maintenance.  
Tenant pays utilities, janitorial, systems maintenance, and minor interior maintenance.



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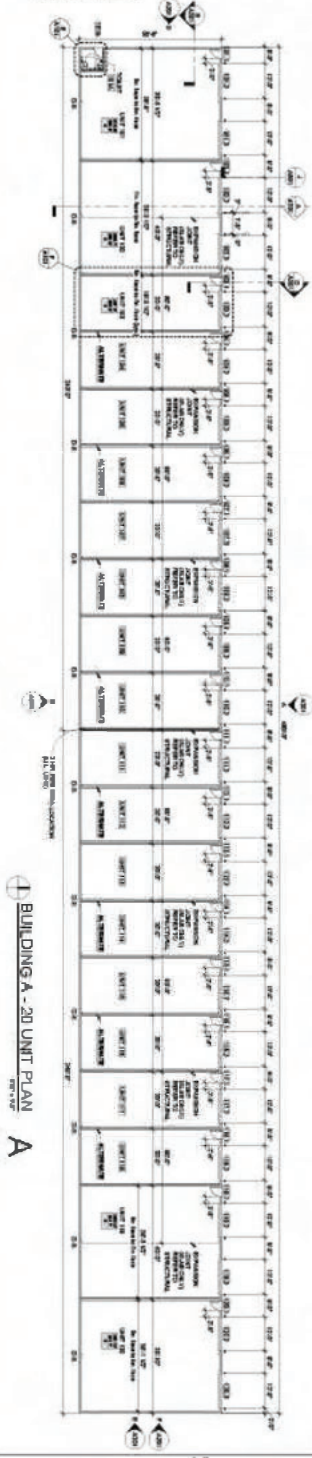
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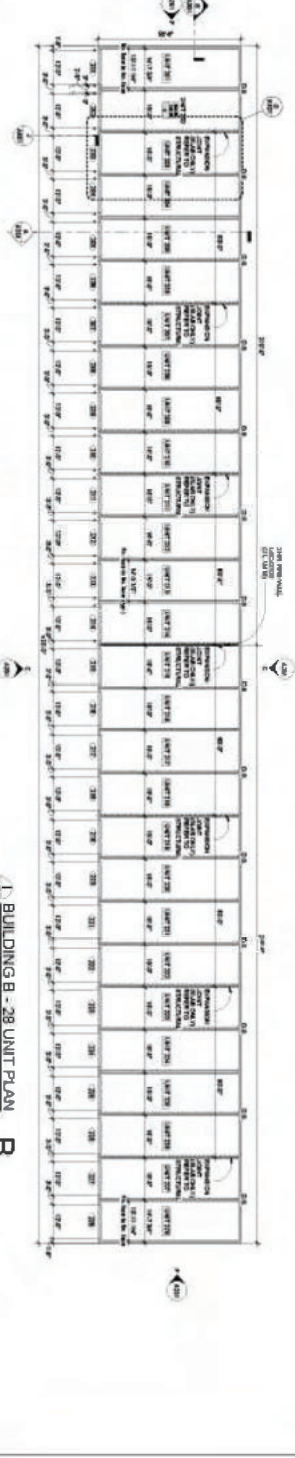
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DATE REVISED: 04/24/2017  
FILE NO: 1335 SW AUBURN RD  
PROJECT: 1335 SW AUBURN RD



**BUILDING A - 20 UNIT PLAN**  
A



**BUILDING B - 28 UNIT PLAN**  
B



Virtual Tour

<https://my.matterport.com/show/?m=8UaB8S3kgiq>



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