

FOR LEASE

# 5449 SW RANDOLPH AVE

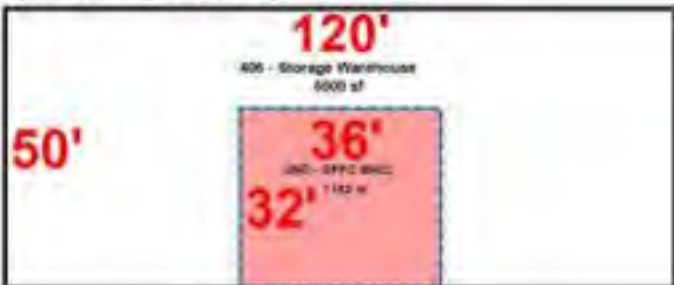
Topeka, KS 66609

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC



## PROPERTY DESCRIPTION

Freestanding storage warehouse building on over 3 acres. This clear span, pre-engineered building was designed and built for a painting contractor but could work for a number of light industrial uses. Bright interior, updated lighting, very well designed and efficient office layout, with a large reception, 3 larger private offices, break space, restroom, storage/IT closet, and conference room. Parcel size and layout would allow for development of industrial outdoor storage(IOS) and yard (negotiable). Excellent location just west of US Hwy 75 at 57th St and adjacent to Burlingame Rd. Visible signage on the Kansas Turnpike.



## OFFERING SUMMARY

Lease Rate	\$7.50-\$8.50 SF/yr
Building Size	6,000 <sup>+/-</sup> SF (50'x120')
Available Space	2,424 <sup>+/-</sup> - 6,000 <sup>+/-</sup> SF
Lot Size	131,312 <sup>+/-</sup> SF (3.01 ac)
Year Built	2007
Zoning	I1- Light Industrial (In 3 mi. limit)
Doors	2- 12'x12' grade level, w bollards
Ceiling Height	14' eave
Lighting	LED high bay
Electric Service	200 amp single phase
Heating & Cooling	Office has warm and cooled air, multiple overhead heaters in warehouse/work space.
Utilities	Lateral and Septic System, City of Topeka water, Auburn Gas, Everage.



Listed By:

**ED ELLER**  
Broker, SIOR, Partner  
785.228.5302  
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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.

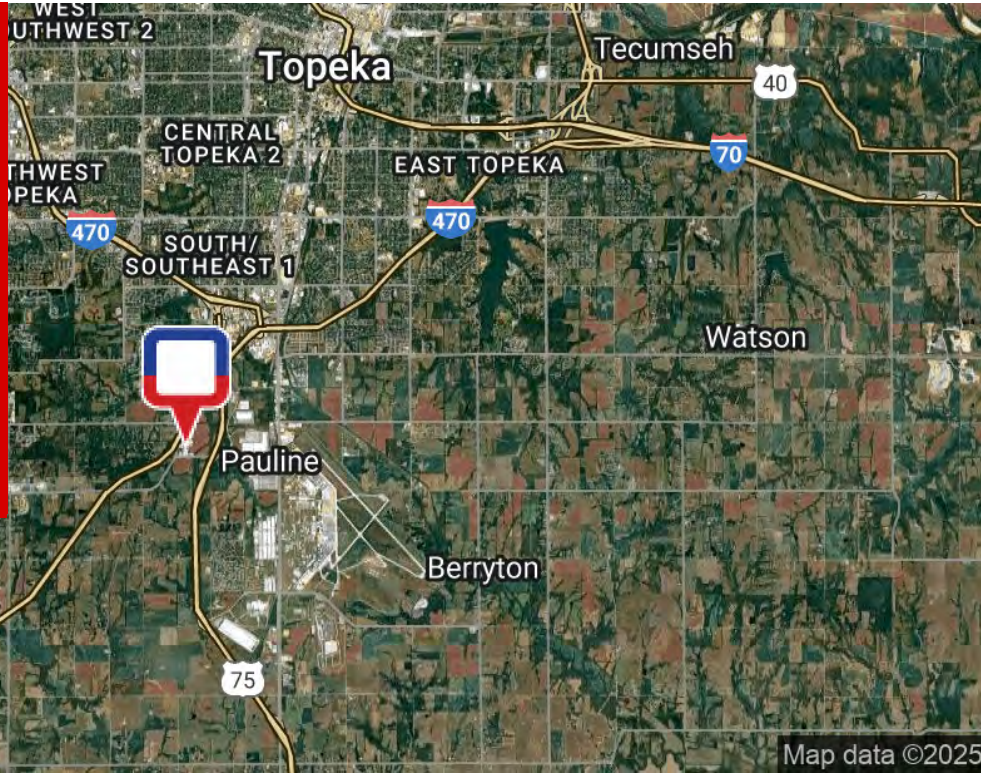
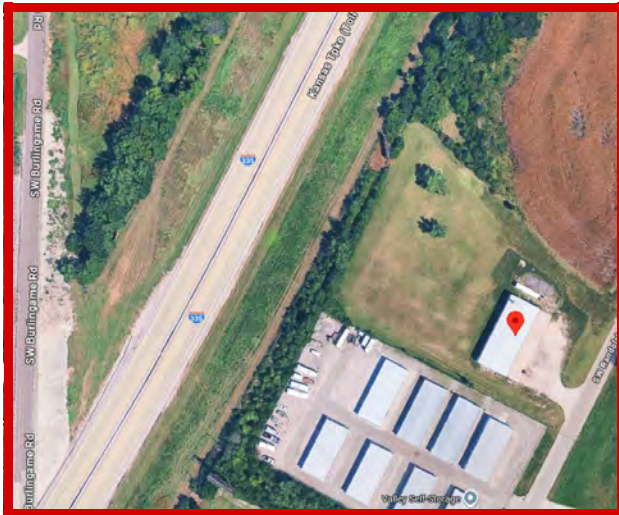
**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com**

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## SPACES

## LEASE RATE

## SPACE SIZE

## BASE RATE

5449 SW Randolph Ave - Full	\$7.50 SF/yr	6,000 <sup>+/-</sup> SF	\$3,750.00
5449 SW Randolph Ave - Suite A	\$8.00 SF/yr	3,576 <sup>+/-</sup> SF	\$2,384.00
5449 SW Randolph Ave - Suite B	\$8.50 SF/yr	2,424 <sup>+/-</sup> SF	\$1,717.00

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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