



PROPERTY: 3120 S KANSAS AVENUE, TOPEKA, KS

PRICE:	\$955,000 Cash at Closing
LEASE RATE:	\$4.25/SF/yr
BUILDING SIZE:	19,634 [±] SF per Shawnee County
LOT SIZE:	51,930 [±] SF per Shawnee County
ZONING:	I-2; Heavy Industrial
YEAR BUILT:	1962, 1970
2025 RE Taxes:	\$20,646.74
SIGNAGE:	Façade and pole signage
ELECTRIC SERVICE:	Westar Energy; 3 phase
GAS SERVICE:	Kansas Gas Service
WATER & SEWER:	City of Topeka
CONSTRUCTION:	A combination of concrete and steel frame with brick veneer
HEATING & COOLING:	Office/retail portion is air conditioned, warehouse is heated with overhead heaters, a portion of the building was formerly refrigerated, infrastructure is there to support an updated system.
PLUMBING:	Male and female restrooms, production floor drains, etc.



INDUSTRIAL SPECS

DOCK-HIGH DOORS:	Three - 7'-10" x 9' roll up dock doors	CEILING HEIGHT:	10' – 12' wall heights
	Two - 7' x 8' overhead doors	COLUMN SPACING:	Varies throughout building
FLOOR	Heavy concrete	SPRINKLER SYSTEM:	Wet sprinkler system
CONSTRUCTION:	Metal halide and LED	GRADE LEVEL DOORS:	South: 15'-8" x 7'-9"
LIGHTING:			North: 9'-8" x 7'-9"

FOR LEASE:	SPACE SIZE	LEASE RATE	BASE RATE/MO	EST. NNN CHARGES	EST. RENT + NNN
	13,500 [±] SF	\$4.25/SF/yr	\$4,781.25	\$1.65 [±] /SF/yr (\$1,856.25 [±] /mo)	\$6,637.50 [±] /MO

TENANT PAYS: All operating costs including a pro-rata share of real estate taxes, insurance, common area maintenance, repairs, and replacements of the mechanical, electrical, HVAC, and plumbing systems.

LANDLORD PAYS: For the maintenance, repair, and replacement of the roof and structure.

LOCATION: Located on the South side of Topeka just south of 29th Street on Kansas Avenue. Kansas Avenue and Topeka Boulevard both offer various surrounding retail and auto related locations. Kansas Ave. and 31st Street entrances.

PROPERTY FEATURES: Former refrigerated/freezer food production building (Falley's Freezer Beef), has been occupied by food distribution users (Nestle) in the past. Great opportunity to buy an industrial building with retail exposure on a busy local thoroughfare in the heart of the auto dealership district.

LEARN MORE

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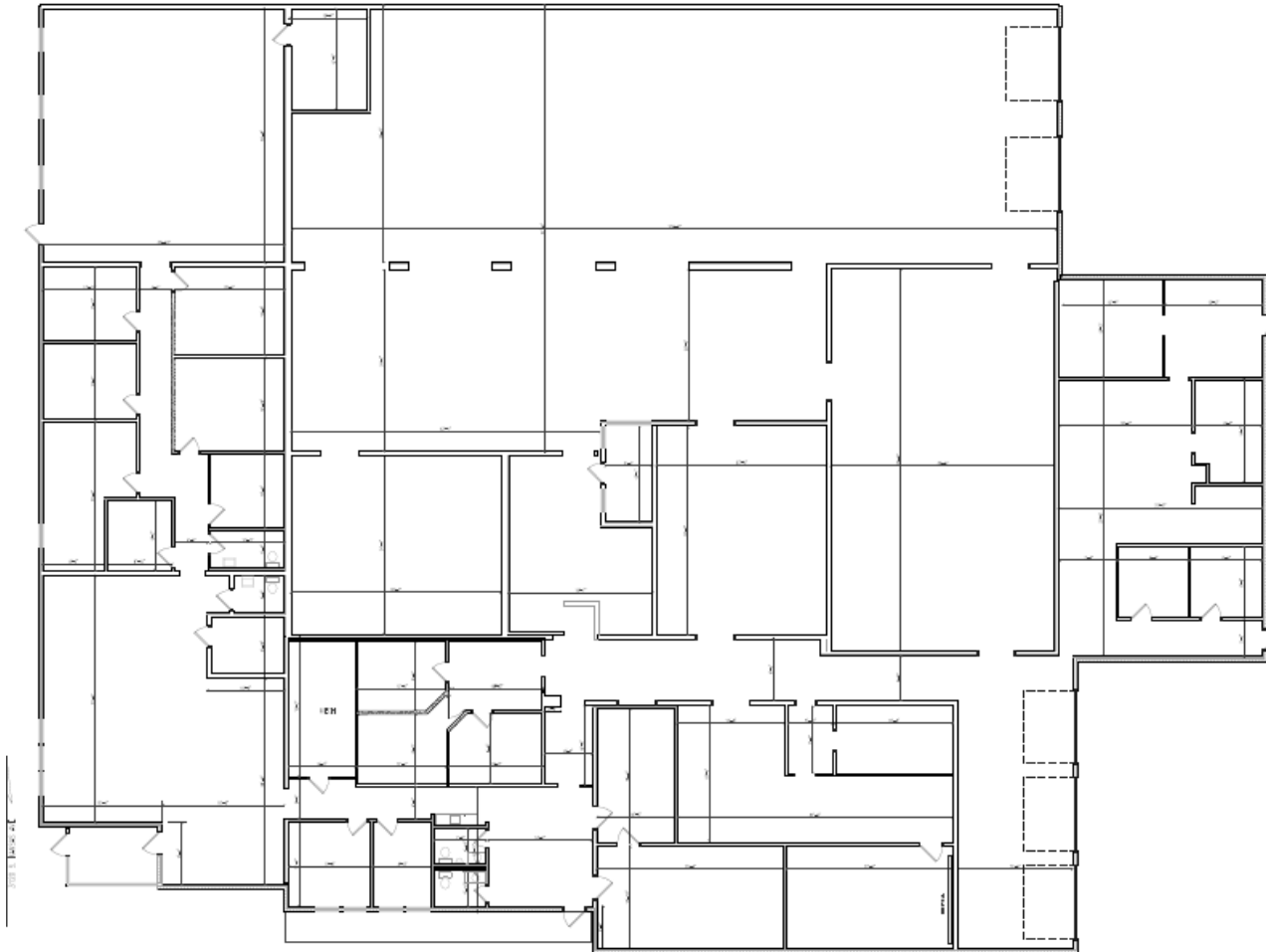
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Virtual Walk-Thru Link:

<https://my.matterport.com/show/?m=XmMfkAKEZ9m>



FLOOR PLAN
1/8" = 1'-0"
3120 SOUTH KANSAS AVE.
ON-LINE DRAWING
created 2018
TOPEKA, KS
785-228-3200

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