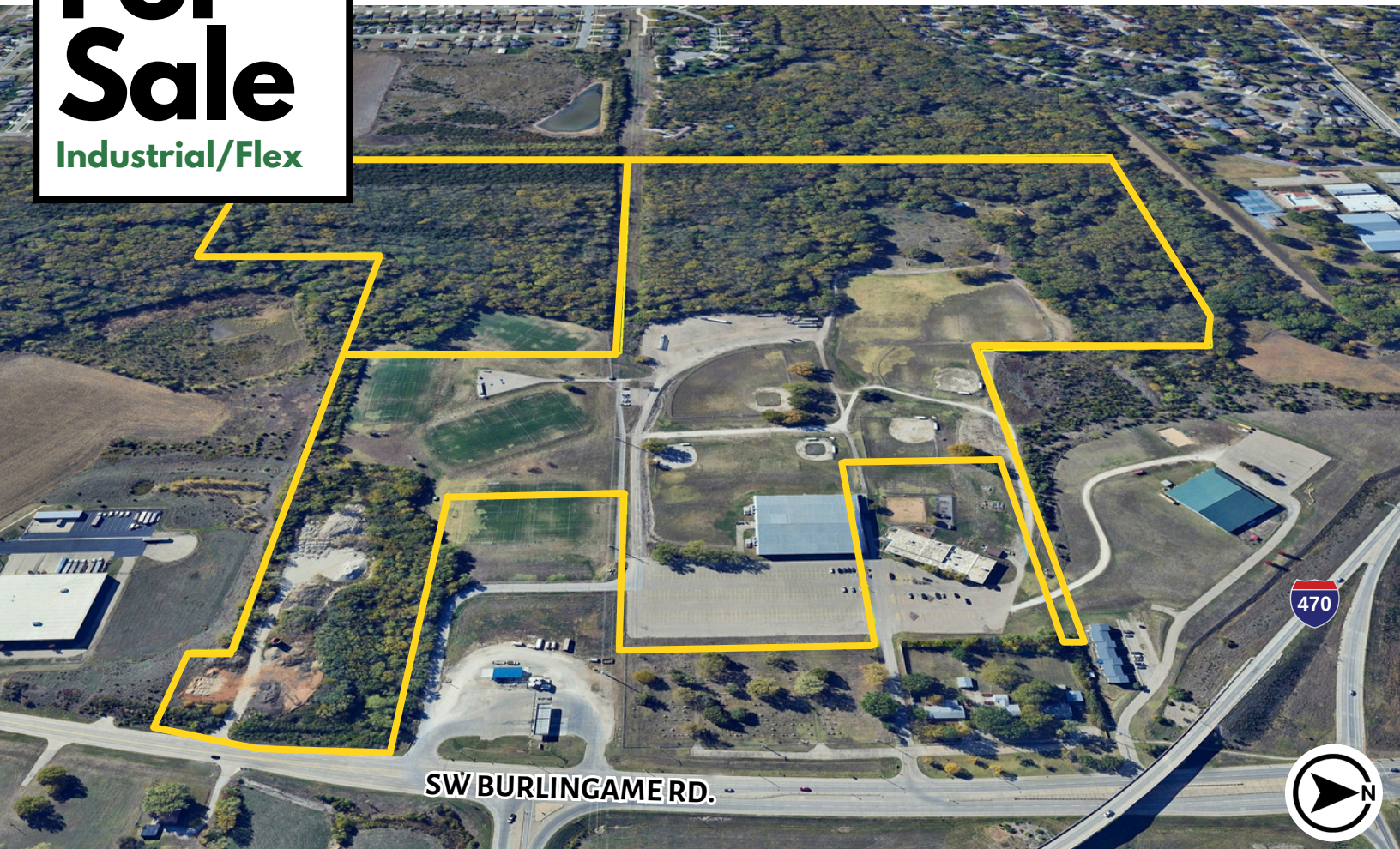


# For Sale

Industrial/Flex



3909 SW BURLINGAME RD.  
TOPEKA, KS, 66609



This industrial/flex property is located on the south side of Topeka, KS, with immediate access to I-470. The 113 acres consist of three tracts that can provide a variety of uses. Tract B includes a free-span climate-controlled building with 28' ceilings.

**SALE PRICE: \$3,200,000**

## PROPERTY DETAILS

- Land Size: 113.21 Acres on two parcels
- Building Size: 47,450 SF
- Zoning: PUD
- Built in: 2001
- Price: \$3,200,000



✉ [kirsten@foundationscommercial.com](mailto:kirsten@foundationscommercial.com)

🌐 [www.foundationscommercial.com](http://www.foundationscommercial.com)

**Kirsten Flory** 📞 **785-766-6568**

This document has been prepared by Foundations Commercial for advertising and general information only. Foundations Commercial makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Foundations Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This communication is not intended to cause or induce of any existing listing agreement.

# For Sale

Industrial/Flex



**3909 SW BURLINGAME RD.  
TOPEKA, KS, 66609**



**TRACT B USES (7.57 ACRES INCLUDING BUILDING)**

- Self-Storage
- Contractor Shop
- Artesian Manufacturing
- Machinery Equipment Repair
- Indoor and Outdoor Recreation
- Warehouse and Storage Facility
- Agricultural Product Sales and Storage

**BUILDING DETAILS:**

Indoor warehouse/recreation facility featuring free-span climate-controlled space with a ceiling height of 28'

**TRACT C USES: (9.07 ACRES)**

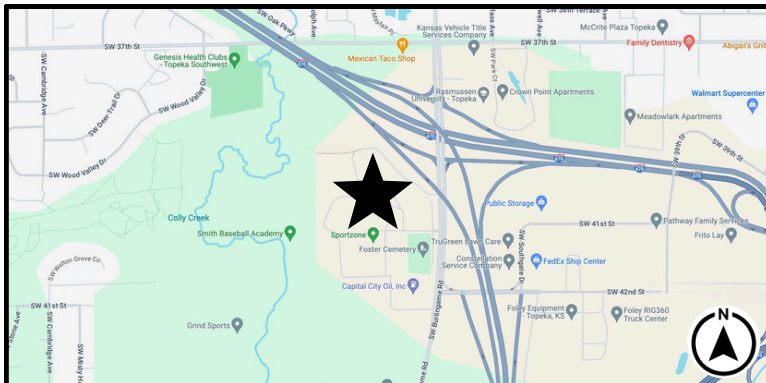
- Light Industrial

**TRACT D USES: (21.53 ACRES)**

- Recreational Use
- Temporary Outdoor Parking for Semi-Trucks and Heavy Trucks

## AREA DEMOGRAPHICS

CATEGORY	1 mile	3 miles	5 miles	CATEGORY	1 mile	3 miles	5 miles
2020 Population	6,012	48,627	119,113	Median Age	39.6	38.5	38.6
2024 Population	6,133	48,284	119,399	Average Household Income	\$72,095	\$71,733	\$70,109
2029 Population Projection	6,107	47,815	118,459	Median Household Income	\$54,282	\$52,987	\$51,106
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%	Consumer Spending	\$71.4M	\$549.4M	\$1.3B



✉ [kirsten@foundationscommercial.com](mailto:kirsten@foundationscommercial.com)

🌐 [www.foundationscommercial.com](http://www.foundationscommercial.com)

**Kirsten Flory** 📞 **785-766-6568**

This document has been prepared by Foundations Commercial for advertising and general information only. Foundations Commercial makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Foundations Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This communication is not intended to cause or induce of any existing listing agreement.