



PROPERTY SUMMARY

BUILDING AVAILABLE	2301 NW FURMAN RD
LEASE RATE	\$8.50/SF/YR
SPACE AVAILABLE	3,300 ^{+/-} SF
BUILDING SIZE	12,000 ^{+/-} SF
2023 R.E. TAXES	\$56,057.40
ZONING	PUD with I-1 use
INDUSTRIAL PARK SIZE	125,180 ^{+/-} SF
LOT SIZE	236,878 ^{+/-} SF 5.44 ^{+/-} acres

EXCLUSIVELY LISTED BY:

ED ELLER

SIOR | Partner | Agent

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WAREHOUSE SPECS

CEILING HEIGHT: 14" at eave; 10'5" at eave under beam; 14'5" at center; 13'1" center below beam
 DRIVE-IN DOORS: 1 – 12'x12'
 COLUMN SPACING: Clear span
 CONSTRUCTION: Pre-fabricated steel framed metal building with concrete floors

ELECTRIC SERVICE: Westar Energy
 GAS SERVICE: Kansas Gas Service
 WATER/SEWER: City of Topeka
 HEATING & COOLING: Office fully climate controlled; OH heat in warehouse portion

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
Building 2301:	3,300 ^{+/-}	\$8.50	\$2,337.50	Excellent drive in warehouse with multiple OH doors.

VIRTUAL WALK-THRU <https://my.matterport.com/show/?m=uqJXTAaojm4>

LANDLORD PAYS: Landlord pays all base year property taxes and insurance, roof and structural maintenance and major repairs and replacements.

TENANT PAYS: Tenant pays utilities, janitorial and minor interior maintenance expenses, increases in Property Taxes and insurance above the base year.

IBC INDUSTRIAL PARK FEATURES: Very well managed park with flexible ownership, willing to work with tenants to grow successful business. Park is fully fenced, features efficient pre-engineered steel buildings, tenants include the Kansas Highway Patrol, Custom Job Shop, Kansas Fire Marshal, TCS and others. You can't ask for better visibility, this property is located at the interchange of US Highway 24 and Furman Road.

LOCATION FEATURES: The property fronts both US Highway 24/Frontage Road and Furman Road is also within minutes to US Highway 75 leading to I-70.

