

INDUSTRIAL INCOME OPPORTUNITY

WAREHOUSE/OFFICE BUILDING

127-135 VanBuren Topeka, KS 66603



25,800^{+/-} SF total of building area
30,144^{+/-} SF total of land area

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



435 S. Kansas Avenue, Suite 200
Topeka, Kansas 66603

Phone: 785.272.2525
Fax: 785.272.2507
www.kscommercial.com

ED ELLER

BROKER | SIOR | PARTNER

Direct: 785.28.5302
ed@kscommercial.com

D3 Downtown Zoning
Highway Access < 2 minutes

Executive Summary

Pricing Summary

ASKING PRICE	\$698,000
PRICE/SQUARE FOOT	\$29.07
LEASE EXPIRATION	Various, Mo to Mo
LEASE TYPE	Modified Gross (G-J-U-lm)
RENT ESCALATIONS	Varies

Property Summary

A great opportunity to purchase this unique four-building complex with a mix of public storage, commercial/industrial production space, and industrial warehouse space. One-of-a-kind 30' dock high public storage, allows for loading and unloading to pickups and step vans through roll-up doors. Multiple small office spaces could be leased for additional income. All equipment can be purchased under a separate agreement and is not included in the sale price.

Tons of potential for new owners to grow the tenant base and revenue, providing updated spaces and amenities while increasing the rents.

Multiple long-term tenants provide a steady source of income to offset business expenses. Confidential financial information available upon request. Prospective purchasers must sign a binding confidentiality agreement.



INDUSTRIAL INCOME OPPORTUNITY

127-135 VanBuren Topeka, KS 66603

Property Overview

TOTAL BUILDING AREA:
25,800+/- SF

Mini-Warehouse	2,625 SF
Mini-Warehouse	2,625 SF
Office Building	1,776 SF
Storage Warehouse	3,774 SF
Storage Warehouse	12,000 SF
Mini-Warehouse	3,000 SF

TOTAL LAND AREA:

30,144+/- SF
0.69 acres

ZONING: D3

YEAR BUILT:

1935; added on in 1965 and 1988
Interior Remodel in 2002

2024 RE TAXES:
\$19,237.42

CONSTRUCTION:
Concrete block

DOCK DOORS:
15

GRADE LEVEL DOORS:
Two - 10'x12'
One - 10'x10'

10'x20' Storage Units

Dock Height
15 Units

10'x20' Storage Units

Street Level, Fenced
22 Units

5'x10' Storage Units

Street Level, Fenced
8 Units

10'x20' Storage Units

Interior - Limited Access
6 Units

10'x15' Storage Units

Interior - Limited Access
8 Units

5'x5' Storage Units

Street Level - No Security
7 Units

Space

Dimension

Square Footage

Office & Showroom	MRI-1	35'x47'	1,645
	MRI-1a	20'x20'	400
Misc Storage	MRI-2	19'x29'	551
Receiving	MRI-3	20'x39'	780
Assembly & Storage	MRI-4	36'x36'	1,296
Bond-Prep	MRI-5	36'x25'	900
Repair	MRI-6	36'x42'	1,512
Stripping	MRI-7	20'x60'	1,200
Finishing	MRI-8	20'x70'	1,400
Johnson	Johnson	40'x72'	1,680
Space D	Comm. Action	20'x100'	2,000
Space E	AGM	20'x50'	1,000

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



ED ELLER

785.228.5302

August 2024

INDUSTRIAL INCOME OPPORTUNITY

127-135 VanBuren Topeka, KS 66603

Parcel Overview

PROPERTY FEATURES

"G" South Mini:

2,625^{+/-} SF, 12' eave, 18 units
5'x5', 5'x10', 10'x20', 20'x20'

"F" North Mini:

2,625^{+/-} SF, 12' eave, 19 units
5'x7', 5'x10', 10'x20'

Office/Warehouse:

1,776^{+/-} SF office
3,774^{+/-} SF warehouse/manufacturing
11' eave

North Warehouse:

12,000^{+/-} SF grade-level warehouse
3,000^{+/-} van-high warehouse

Total Square Footage: 25,800^{+/-}

PROPERTY HIGHLIGHTS

Climate-controlled production space.

Production and warehouse space served by 10'x12' and 12'x14' overhead grade level doors, glass entry.

10'x20' and 5'x10' mini units are in a fenced and gated enclosure, small amount of fenced outdoor storage.

All equipment can be purchased under a separate agreement and is not included in the sale price.

Multiple long-term tenants provide a steady source of income to offset business expenses.

1,776^{+/-} SF of climate-controlled space with multiple private offices, restrooms, breakroom, and showroom.

Wired for paint booth with controls and fire suppression, duct work and air for dust collection and production, finishing waste collection system.

Oil water separated drain system.

400 amps, 240 v 3 Phase Industrial Electrical Power, multiple sub-panels and disconnects throughout for machines, bus duct systems.



KANSAS COMMERCIAL
REAL ESTATE SERVICES INC



ED ELLER

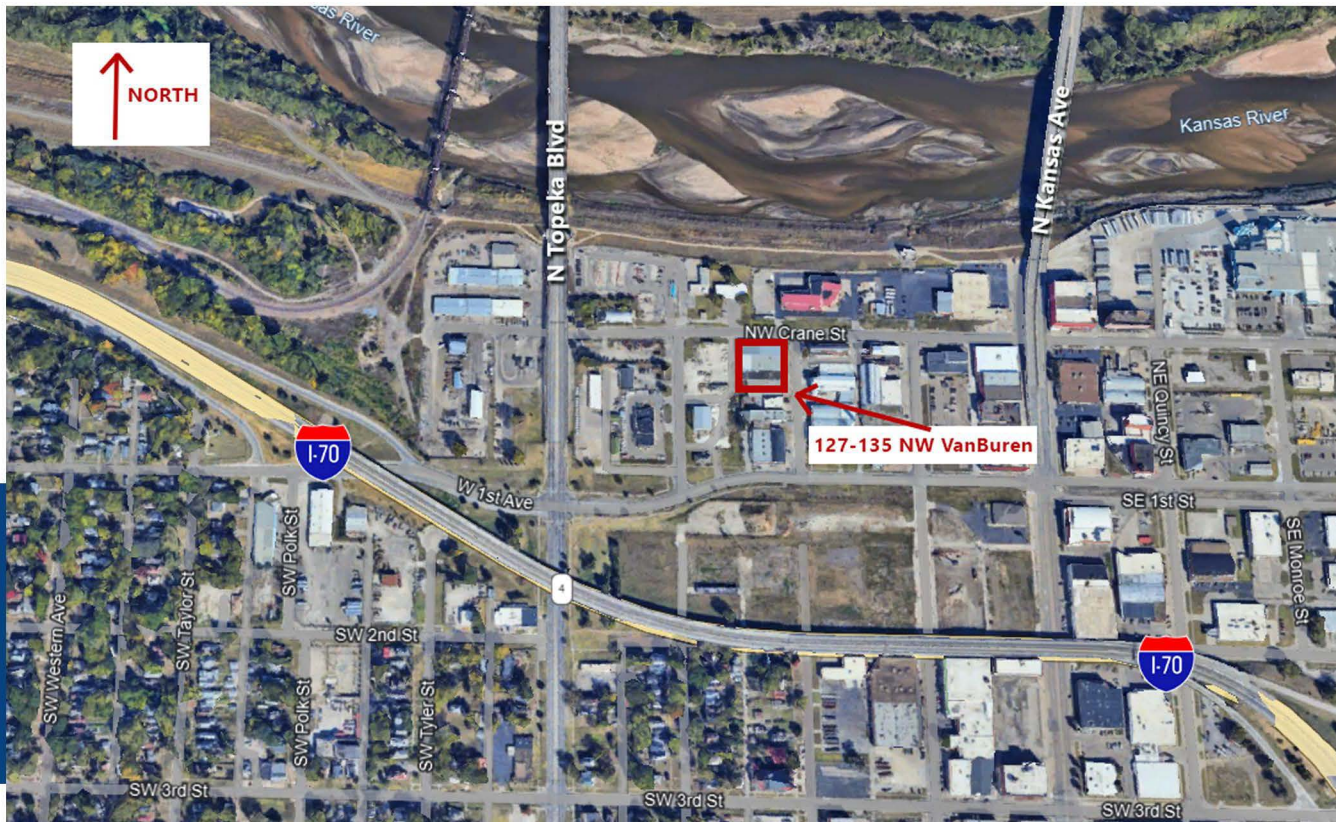
785.228.5302

August 2024

INDUSTRIAL INCOME OPPORTUNITY

127-135 VanBuren Topeka, KS 66603

Map



LOCATION HIGHLIGHTS

1/4 mile to Interstate 70

DEMOGRAPHICS SHAWNEE COUNTY

Population: 177,480

Median Age: 39.4

Labor Force: 75,422

Unemployment Rate: 3.5%

Number of Businesses: 4,004

State Sales Tax: 6.5%

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC



ED ELLER

785.228.5302

August 2024

Confidentiality & Disclaimer

The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Real Estate described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Kansas Commercial Real Estate Services, Inc. ("Broker").

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of 127-135 NW VanBuren, Topeka, Kansas, 66603 (the "Real Estate"). Neither Broker, Owner, nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents.

Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and, therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real Estate.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Real Estate. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Real Estate, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or Broker.

Signature: _____ Date: _____

EXCLUSIVE OFFERING MEMORANDUM

For more information, contact:

ED ELLER

BROKER | SIOR | PARTNER

785.228.5302

ed@kscommercial.com



KANSAS COMMERCIAL REAL ESTATE SERVICE, INC
435 S. KANSAS AVENUE, SUITE 200
TOPEKA, KS 66603

785.272.2525
WWW.KSCOMMERCIAL.COM

INDUSTRIAL INCOME OPPORTUNITY

127-135 VanBuren Topeka, KS 66603

Information & Tours

ED ELLER

BROKER | SIOR | PARTNER

785.228.5302

ed@kscommercial.com



KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



435 S. Kansas Avenue, Suite 200
Topeka, Kansas 66603

Phone: 785.272.2525
Fax: 785.272.2507
www.kscommercial.com

August 2024