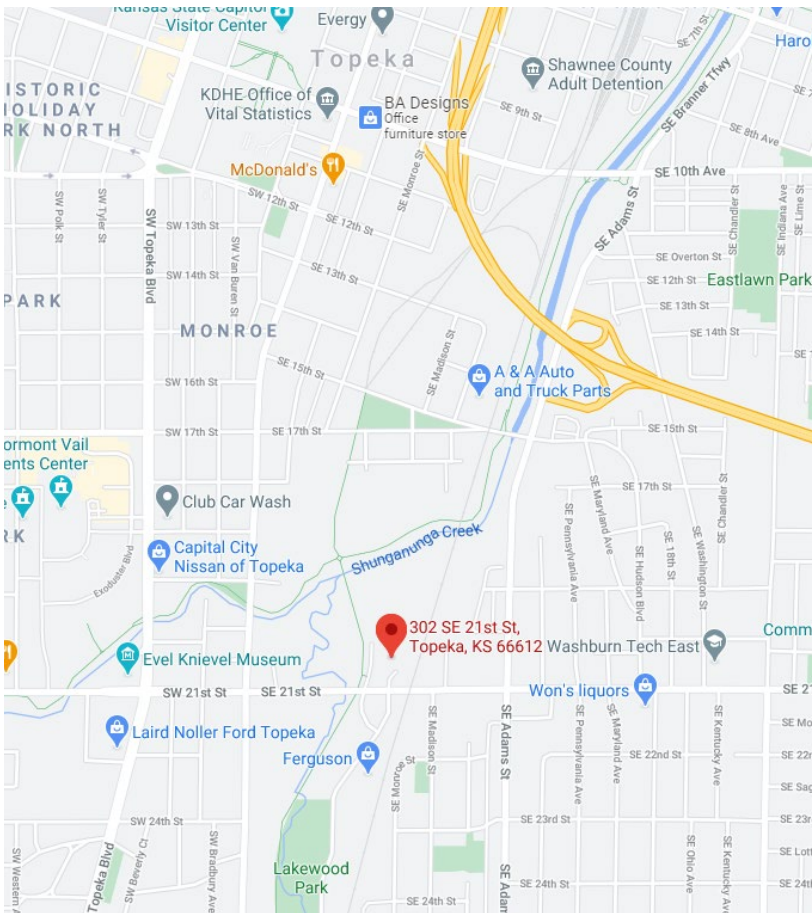


FOR SUBLEASE | INDUSTRIAL BUILDING  
302 SE 21<sup>ST</sup> STREET | TOPEKA, KS 66607



**PROPERTY SUMMARY**

<b>LEASE RATE</b>	\$5.75/SF/YR
<b>AVAILABLE SPACE</b>	5,226 - 12,552 <sup>+/-</sup> SF; Can divide
<b>BUILDING SIZE</b>	12,552 <sup>+/-</sup> SF
<b>LOT SIZE</b>	2.36 <sup>+/-</sup> acres
<b>2021 R.E. TAXES</b>	\$11,675.04
<b>ZONING</b>	I-2; Heavy Industrial
<b>YEAR BUILT</b>	1959
<b>CONSTRUCTION</b>	Metal on steel frame with gable and flat roofs
<b>TRAFFIC COUNT</b>	10,600 <sup>+/-</sup> VPD – Adams St. 9,820 <sup>+/-</sup> VPD – 21 <sup>st</sup>

**EXCLUSIVELY LISTED BY:**

**ED ELLER**

Partner | SIOR | Broker

Direct: 785.228.5302

ed@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENT(S):
Whole Building	12,552 <sup>+/-</sup>	\$5.75	\$6,014.50	Entire building with all features and signage on 21 <sup>st</sup> St
1 <sup>st</sup> Floor	7,326 <sup>+/-</sup>	\$5.75	\$3,510.38	First floor, includes 5,226 <sup>+/-</sup> SF of warehouse space and a 2,100 <sup>+/-</sup> SF office.
2 <sup>nd</sup> Floor	5,226 <sup>+/-</sup>	\$5.75	\$2,504.13	Second floor warehouse space.

INDUSTRIAL SPECS:			
CEILING HEIGHT:	12' whse. (upper)	PLUMBING:	2 restrooms
COLUMN SPACING:	Clear Span	HEATING & COOLING:	Gas Space heat in warehouse.
ROOF CONSTRUCTION:	Combination of metal.	ELECTRIC SERVICE:	Evergy
FLOOR CONSTRUCTION:	Heavy reinforced concrete	GAS SERVICE:	Kansas Gas & Electric
OVERHEAD DOORS:	3 - 10' x 10' doors (upper)	WATER & SEWER:	City of Topeka
DRIVE-IN DOORS:	6 - 12'6" X 16" doors (lower)		

TENANT PAYS:	Utilities, janitorial, and interior maintenance (\$1000 cap per occurrence for HVAC, furnace), snow removal, increases in insurance and real estate tax increases above the base year of 2021.
LANDLORD PAYS:	Roof and structure maintenance, major repairs, and replacements.
LOCATION FEATURES:	Central location with excellent access to I-70 via Adams (Exit 363) less than a mile north of the building.
BUILDING FEATURES:	Clean clear span metal building with front door parking, on grade loading, with signage on busy 21st St. Great option for car repair, sales, service, heavy fabrication, and manufacturing.