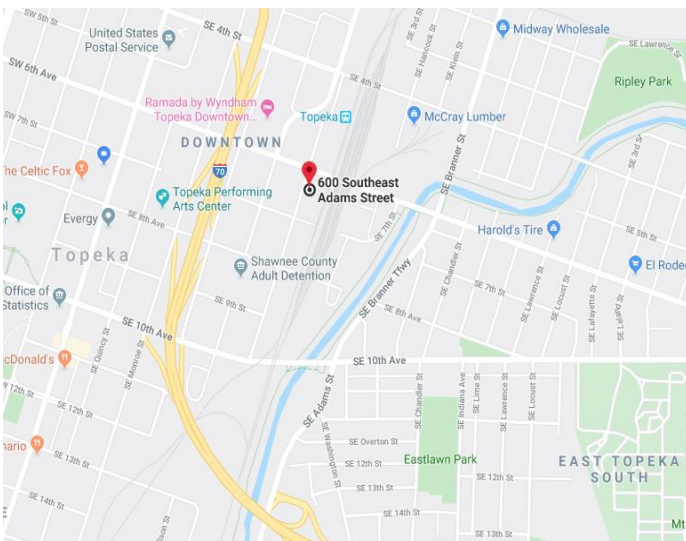


**FOR LEASE | WAREHOUSE BUILDING**  
**600 SE ADAMS STREET | TOPEKA, KS 66607**



**PROPERTY SUMMARY**

<b>LEASE RATE</b>	<b>\$7.50/SF/YR</b>
<b>BUILDING SIZE</b>	<b>23,420<sup>+/-</sup> SF</b>
<b>LOT SIZE</b>	<b>26,250<sup>+/-</sup> SF</b>
<b>ZONING</b>	<b>I-2; Heavy Industrial</b>
<b>YEAR BUILT</b>	<b>2000</b>
<b>ELECTRIC SERVICE</b>	<b>Westar Energy, separate metered (4 meters, approx. 6,000 SF ea.)</b>
<b>WATER &amp; SEWER SERVICE</b>	<b>City of Topeka</b>
<b>GAS SERVICE</b>	<b>Kansas Gas Service, separate metered (4 meters, approx. 6,000 SF ea.)</b>

**ED ELLER**

**SIOR | Partner**

Direct: 785.228.5302  
 ed@kscommercial.com



<b>SPACE AVAILABLE:</b>	<b>SIZE/SF:</b>	<b>RATE/SF/YR:</b>	<b>RATE/MO:</b>	<b>COMMENTS:</b>
ENTIRE BUILDING:	23,420 <sup>+/-</sup>	\$7.50	\$14,637.50	High-bay storage with 7 – 12’x14’ grade-level doors and 2 loading dock positions with 2 - 8’x10’ doors, small restroom, owner will build-out multiple office suites to suit tenant.

**INDUSTRIAL SPECS:**

GRADE-LEVEL DOORS:	7 – 12’ x 14’	CEILING HEIGHT:	24’ eve
DOCK:	2 loading dock positions - 8’ x 10’	COLUMN SPACING:	25’ x 46’ <sup>+/-</sup>

**TENANT PAYS:** Pays a pro-rata share of increases in base year expenses, utilities, janitorial, and interior maintenance.

**LANDLORD PAYS:** Pays all base year real estate taxes and insurance, common area maintenance and roof and structural maintenance.

**BUILDING FEATURES:** Owner will not divide. Excellent 24 ft. eve, pre-engineered steel, high-bay storage building with 7 – 12’x14’ grade-level doors and 2 loading dock positions with 8’x10’ doors, ESFR Fire Sprinkler System. Perfect for distribution or wholesale trades, can be divided into multiple suites as above, flexible owner.

**LOCATION FEATURES:** Central location, good access from I-70 and 8th St. Located in a traditional industrial neighborhood with potential for rail service, dock-high and drive-in.

