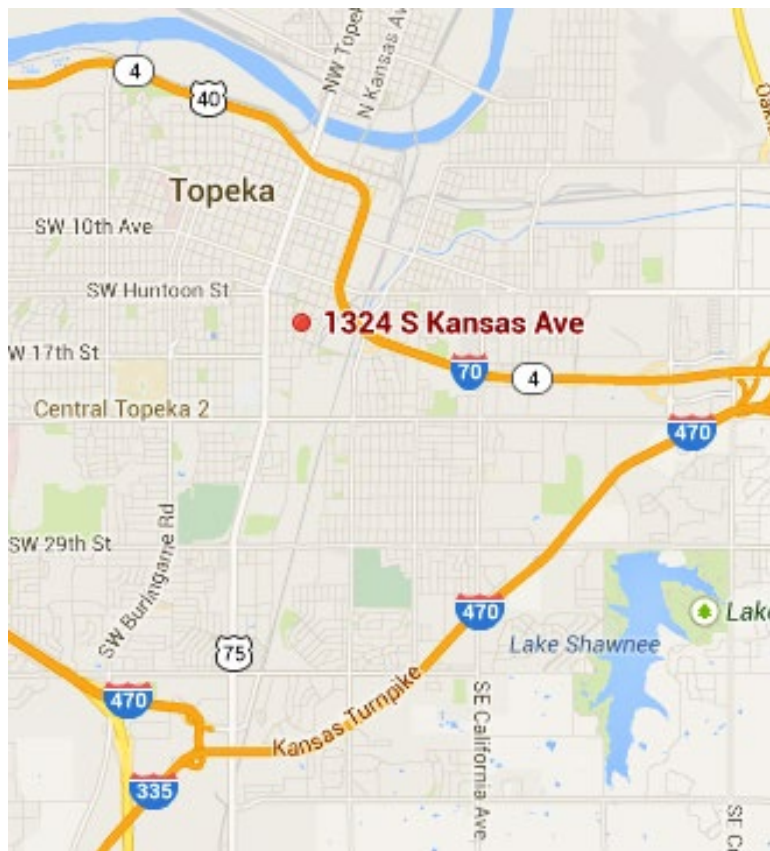


FOR SALE OR LEASE | OFFICE/WAREHOUSE BUILDING
1324 SW KANSAS AVE | TOPEKA, KS 66612



PROPERTY SUMMARY

SALE PRICE	\$525,000
LEASE RATE	\$6.50/SF/YR
BUILDING SIZE	9,300 ^{+/-} SF
LOT SIZE (4 PARCELS)	32,066 ^{+/-} SF 0.73 ^{+/-} acres
YEAR BUILT	1983
ZONING	C-4 Commercial
2018 R.E. TAXES	\$11,578.14
PARKING	3-4 spaces on Kansas Ave and fenced yard and gravel

EXCLUSIVELY LISTED BY:

ED ELLER

Partner | Agent

Direct: 785.228.5302

ed@kscommercial.com



WAREHOUSE SPECS

CEILING HEIGHT:	14-16'	CONSTRUCTION:	Single-Metal on Steel Frame
OVERHEAD DOORS:	1 - 10' X 10' Overhead door; 1 - 72"- double door	LIGHTING:	Fluorescent lights and natural light with sky lights
COLUMN SPACING:	Clear span	ELECTRIC:	400 amps / 3 phase power
ROOF:	Combination Roof - with insulation and membrane over topping standing seam metal	HEATING & COOLING:	Office/Showroom is fully heated and cooled, warehouse has overhead, gas-forced air heat.

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
Building:	9,300 ^{+/-}	\$6.50	\$5,037.50	Entire building to include office and warehouse space.
360 Walk-thru:	https://my.matterport.com/show/?m=eKD6Mj9RjgH			

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.



BUILDING FEATURES: True flex building with 80-85% showroom/office/service area, with large open office or showroom in front, multiple private offices, conference room, break room, and work rooms. Balance is warehouse/work area. 9,300^{+/-} SF building on 4 separate parcels totaling 32,066^{+/-} SF (0.74 acres); 10,000^{+/-} SF is a security fenced yard and gravel parking area.

LOCATION FEATURES: Central location, south of downtown and the Capitol Complex on South Kansas Avenue; 4 blocks from I-70 at Exit 362C SE 10th St.

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