

FOR SALE OR LEASE: WAREHOUSE SPACE

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC



PROPERTY: 406 SE JEFFERSON ST., TOPEKA, KS 66607

SALE PRICE: \$590,000 (\$34.85/sf)
 LEASE RATE/SF/YR: \$4.75/sf/yr
 BUILDING SIZE: 16,932^{+/-} sq. ft. per Shawnee County
 LOT SIZE: 21,500^{+/-} sq. ft./0.49^{+/-} acres
 ZONING: I-1; Light Industrial
 YEAR BUILT: 1968, Additions 1986
 2016 R.E. TAXES: \$18,251.10
 PARKING: Approx. 12 spaces at the front and side plus 20 spaces at the rear of the building can be leased from the city at \$8 per space per month.

HIGHWAY ACCESS: I-70 Highway access less than 2 minutes

SPACE AVAILABLE:	SIZE/SF:	RATESF/YR:	RATE/MO:
INDUSTRIAL:	16,932 ^{+/-}	\$4.75	\$6,702.25

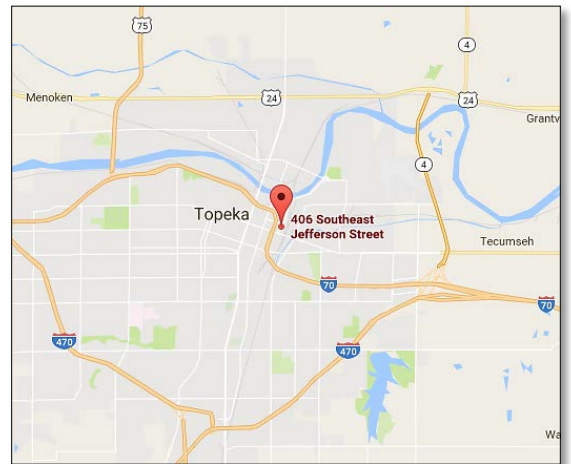
INDUSTRIAL SPECS:
 DOCK-HIGH DOORS: 1- 8' x 8' with leveler
 DRIVE-IN DOORS: 1-10' X 10'
 WAREHOUSE HEIGHT: 13'4"
 CONTSTRUCTION: Steel frame, concrete block
 FLOOR CONSTRUCTION: 6" reinforced concrete
 ROOF CONSTRUCTION: Newer vinyl roof with warranty
 LIGHTING: Fluorescent
 BUILDING ELECTRIC: Westar Energy – 3 phase power, heavy
 GAS SERVICE: Kansas Gas Service
 WATER: City of Topeka

TENANT PAYS: Pays janitorial, minor maintenance, utilities, and pro-rata share increases above base year 2016 R.E. Taxes and Insurance.

LANDLORD PAYS: Pays all base year building operating expenses, roof and structure, and major exterior maintenance.

LOCATION FEATURES: Located east of Downtown Topeka and I-70 Highway. Highway access with a couple of blocks.

BUILDING FEATURES: Dock-high and drive-in building with nice office space in front of building, conditioned work space and production area.



LEARN MORE

ED ELLER | Partner

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