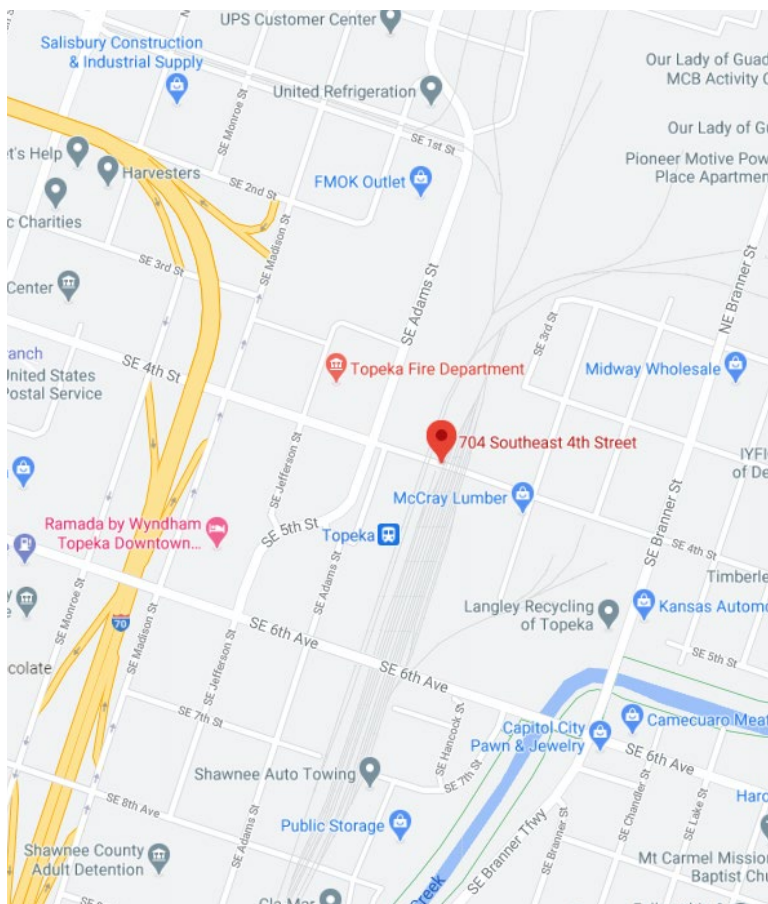


**FOR SALE OR LEASE | HEAVY INDUSTRIAL BUILDING**  
 704 SE 4<sup>TH</sup> STREET | TOPEKA, KS 66607



**PROPERTY SUMMARY**

<b>SALE PRICE</b>	\$329,000 (\$31.82/SF)
<b>SPACE AVAILABLE</b>	10,338 <sup>+/-</sup> SF
<b>LEASE RATE</b>	\$4.25/SF/YR (\$3,661.38/mo.)
<b>BUILDING SIZE</b>	10,338 <sup>+/-</sup> SF
<b>EST. LOT SIZE</b>	51,254.4 <sup>+/-</sup> SF 1.18 <sup>+/-</sup> acres (Seller to re-plat)
<b>YEAR BUILT</b>	1950
<b>ZONING</b>	I-1, I-2, M2
<b>2020 R.E. TAXES</b>	\$7,668.74
<b>PARKING</b>	100 + spaces in asphalt parking lot east of the building.



**EXCLUSIVELY LISTED BY:**

**ED ELLER**  
 Partner | SIOR | Agent  
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**FOR SALE | HEAVY INDUSTRIAL BUILDING**  
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**WAREHOUSE SPECS**

**CEILING HEIGHT:** 12' wall height  
**DRIVE-IN DOORS:** 2 – 12'x12' OH doors, 1-8'x10' OH door, 1 12'x12' sliding door.  
**CONSTRUCTION:** Concrete block warehouse with brick façade

**WATER:** City of Topeka  
**GAS:** Kansas Gas Service  
**HEAT & AIR SYSTEM:** Overhead heat in warehouse  
**ELECTRIC:** Evergy, single phase service (3 phase likely available.)

**SPACE AVAILABLE:**      **SIZE/SF:**      **RATE/SF/YR:**      **TERMS:**  
**WHOLE BUILDING:**      10,338<sup>+/-</sup>      \$4.25      **TENANT PAYS:** Janitorial, minor maintenance, utilities, exterior maintenance.  
**LANDLORD PAYS:** All base year building operating expenses, roof and structure, and major repair or replacement.

**BUILDING FEATURES:** Drive-in masonry building with steel frame. Includes small office, restroom, vault, and large parking lot, east of the building, with 100+ spaces. Central support columns create two large open drive through bays, upgraded lighting.

**LOCATION FEATURES:** Property is located east of Downtown Topeka with convenient access to I-70 via Branner/Adams or 4<sup>th</sup> St. interchanges.

