

FOR LEASE: FREE STANDING INDUSTRIAL BUILDING WITH YARD

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY: 501 NW INDEPENDENCE, TOPEKA, KS 66618

LEASE RATE/SF/YR: \$4.96/sf/yr (\$1,550/month)
 BUILDING SIZE: 3,750^{+/-} sq. ft. per Shawnee Co.
 LOT SIZE: 62,574^{+/-} sq. ft. (1.4^{+/-} acres) per Shawnee Co.
 ZONING: I-1, Light Industrial
 YEAR BUILT: 1977
 CONSTRUCTION: Prefabricated metal building
 PLUMBING: Single restroom
 HVAC: Forced heat/air in office, space heaters in warehouse
 YARD: Fenced yard with separate gate entrance
 ELECTRIC SERVICE: Westar Energy
 WATER & SEWER SERV: City of Topeka
 GAS SERVICE: Kansas Gas Service



INDUSTRIAL SPECS:

DOORS:	1-10'x12' drive-in	FLOOR CONSTRUCTION:	Reinforced concrete
	1-10'x10' facility shared dock high	LIGHTING:	Fluorescent/metal halide
CEILING HEIGHT:	14'	ELECTRIC SERVICE:	400 Amps Single Phase
COLUMN SPACING:	Clearspan	PLUMBING:	Oil/water separated drain

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES EST/MO:	COMMENTS:
Building:	3,750 ^{+/-}	\$4.96	\$1,550.00	\$0.00	Nice drive in building with fenced parking, and gravel yard.

TENANT PAYS: Pro-rata share of rate increases in real estate taxes and insurance over base year, utilities, janitorial, and interior/exterior maintenance.

LANDLORD PAYS: All base year real estate taxes and insurance, and roof and structural maintenance.

LOCATION FEATURES: Located in established commercial corridor on Independence Road just off North Topeka Blvd., with easy access to Highway 24 and Topeka's highway system.

BUILDING FEATURES: This building features 700^{+/-} sq. ft. of office and 750^{+/-} sq. ft. of mezzanine storage, the balance of the space offers heated warehouse/service space all within a fenced yard.

LEARN MORE

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