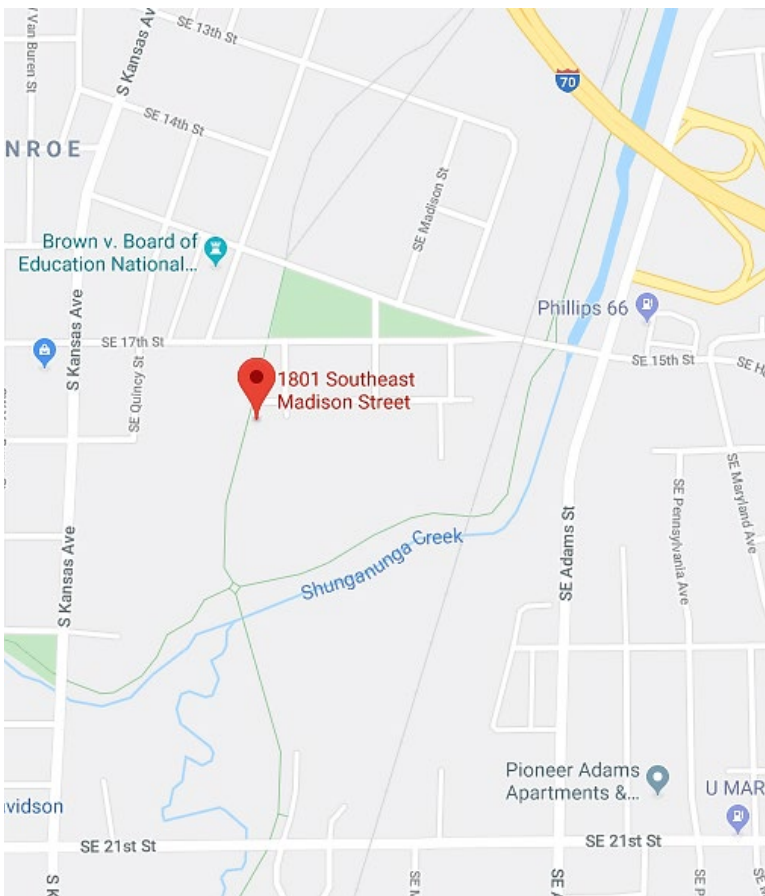


FOR LEASE | INDUSTRIAL BUILDING
1801 SE MADISON | TOPEKA, KS 66607



PROPERTY SUMMARY

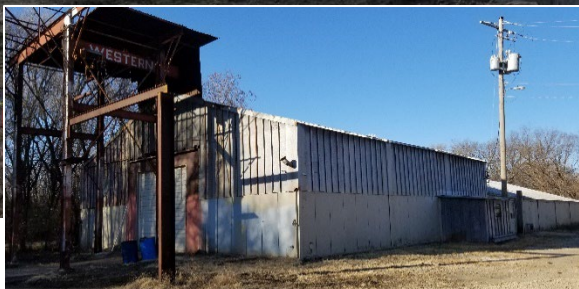
LEASE RATE	\$1,700/MO \$4.08/SF/YR
SPACE AVAILABLE	5,000 ^{+/-} SF
BUILDING SIZE	11,772 ^{+/-} SF
LOT SIZE	81,105 ^{+/-} SF
ZONING	I-1; Light Industrial
YEAR BUILT	1962
2019 R.E. TAXES	\$2,892.44
CONSTRUCTION	Pre-engineered metal building with wood frame

EXCLUSIVELY LISTED BY:

ED ELLER

SIOR | Partner

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INDUSTRIAL SPECS:

CEILING HEIGHT: 7' - 16' wall heights
DRIVE-IN DOORS: 1 – 12x14'
FLOOR CONSTRUCTION: Reinforced concrete
LIGHTING: Incandescent lighting in warehouse

PLUMBING: One restroom
ELECTRIC SERVICE: 3-phase power available, Evergy
GAS SERVICE: Kansas Gas Service
WATER & SEWER: City of Topeka

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	COMMENTS:
Building 1/Warehouse:	5,000	\$4.08	\$1,700	Open warehouse/drive-in space.

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

LANDLORD PAYS: Base year property taxes, insurance, and utilities, roof and structural maintenance.

BUILDING FEATURES: Originally the building served as Western Foundry and Iron works. The space available consists of a 3,658 sq. ft. of high bay warehouse and 1,342 sq. ft. lower ceiling shop. with ample parking. The land area consists of 1 acre available with the space.

LOCATION FEATURES Located in a quiet neighborhood with easy access to 17th Street and Kansas Avenue. I-70 access is within ½ mile.

