

FOR LEASE

307 SE 53rd STREET
Topeka, KS 66609

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

NEW CONSTRUCTION! 12,000+/- SF building currently under construction in this newer industrial park. This is the third identical 150'x80' building designed for one to five tenant occupancy. Very functional warehouse with large grade-level doors, overhead heat, and a small office and restroom for each tenant. It will have an 8'x10' dock high door at the SE Corner of the building facing east, with a truck court. The building will be fully insulated and energy efficient, with minimum 200 amp three-phase electric service and LED lighting. Adjacent to Topeka Regional Airport and quick access to I-470, the Kansas Turnpike, and Highway 75, a few blocks east of Topeka Blvd.

OFFERING SUMMARY

Lease Rate	\$9.00-\$9.50/SF/yr
Building Size	12,000+/- SF
Available Space	2,400-12,000+/- SF
Lot Size	18.75+/- Acres
Year Built	2026
Zoning	I1, PUD
Signage	Building and monument signage

INDUSTRIAL SPECS

Dock-High Doors	1-8'x10'
Grade-Level Doors	5 - 14'x14'
Bays	5, with a 3'-0" glass entry door
Ceiling Height	16' eave height
Heating	Overhead heat in warehouse
Column Spacing	30'x40'
Bay Size	30'x80'
Lighting	LED high-bay lighting
Electric Service	200 AMP, 3 phase
Construction	Pre-engineered steel with a standing seam metal roof

Listed By:



ED ELLER
Broker, SIOR, Partner
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All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and/or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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SPACES	LEASE RATE	SPACE SIZE	RATE/MO
Entire Building	\$9.00 SF/yr	12,000 ^{+/-} SF	\$9,000.00
Suite A-C	\$9.25 SF/yr	7,200 ^{+/-} SF	\$5,550.00
Suite A & B	\$9.50 SF/yr	4,800 ^{+/-} SF	\$3,800.00
Suite C & D	\$9.50 SF/yr	4,800 ^{+/-} tiSF	\$3,800.00
Suite C	\$9.50 SF/yr	2,400 ^{+/-} SF	\$1,900.00
Suite D	\$9.50 SF/yr	2,400 ^{+/-} SF	\$1,900.00
Suite E	\$9.50 SF/yr	2,400 ^{+/-} SF	\$1,900.00

Tenant is responsible for janitorial, interior maintenance, utilities, pro rata share of rate increases in real estate taxes, CAM, and insurance over base year.

Landlord is responsible for base year real estate taxes, CAM, insurance, and roof and structural maintenance.

VIRTUAL WALK-THRU: <https://my.matterport.com/show/?m=vFXQu4uQhFG>



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