

FOR LEASE

1401 NW MOUNDVIEW DR

Topeka, KS 66618

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Warehouse building with excellent clear height, good column spacing, and secure parking. Grade-level drive-in doors could be added to the east end of the building for added functionality. The property also features channel letter signage, ample parking, and overhead heating throughout. The entire building is "food grade" and has a wet pipe sprinkler system.

INDUSTRIAL SPECS

Ceiling Height

28'7"+/- north eave under joist
24'+/- under beam at west eave 29.5'+/-
under beam on east wall at peak

Construction

One-story tilt-up concrete building

Floor

6' reinforced concrete

Dock Doors

6 - 8'x10' dock-high doors with dock
plates, locks, and bumpers

Column Spacing

60' center to center (east to west) 40'
center to center (north to south)

Heating & Cooling

2 gas fired, forced air, overhead
furnaces in the warehouse. 2 louver
ventilation systems. Roof ventilation
vents/louvers and "Big Ass TM" fan.

Electric Service

Westar

Gas Service

Kansas Gas

Water & Sewer

City of Topeka

Lighting

Florescent & metal halide Lighting

PROPERTY SUMMARY

Space Available	14,000 ^{+/-} SF
Lease Rate	\$8.75/SF/YR
Building Size	152,160 ^{+/-} SF
Lot Size	548,856 ^{+/-} SF, 12.6 ^{+/-} Acres
Year Built	1997
Zoning	PUD with I1 usage
Parking	Concrete parking and drive. Up to 15 parking places and 5 trailer positions.

Listed By:



ED ELLER
Broker, SIOR, Partner
785.228.5302
ed@kscommercial.com

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.

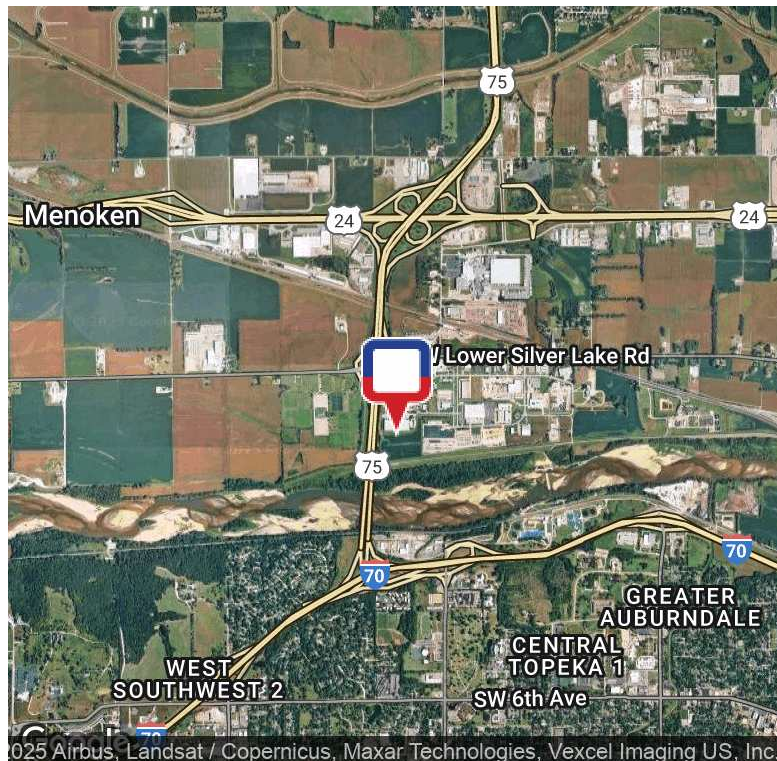
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

FOR LEASE

1401 NW MOUNDVIEW DR

Topeka, KS 66618

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



SPACES

LEASE RATE

SPACE SIZE

RATE/MO

EST. CHARGES/SF/YR

Suite D

\$8.75 SF/yr

14,000^{+/-} SF

\$10,208.33

\$3.45/SF/YR

Smaller very tall (27-30 ft.) dock-high warehouse space for lease with 2-3 dock doors, separate entrance, and a restroom. Available January 2026.

NNN lease and the landlord is responsible for roof and structural maintenance, repair, and replacement.

Tenant is responsible for all operating expenses.



Listed By:

ED ELLER

Broker, SIOR, Partner

785.228.5302

ed@kscommercial.com

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.

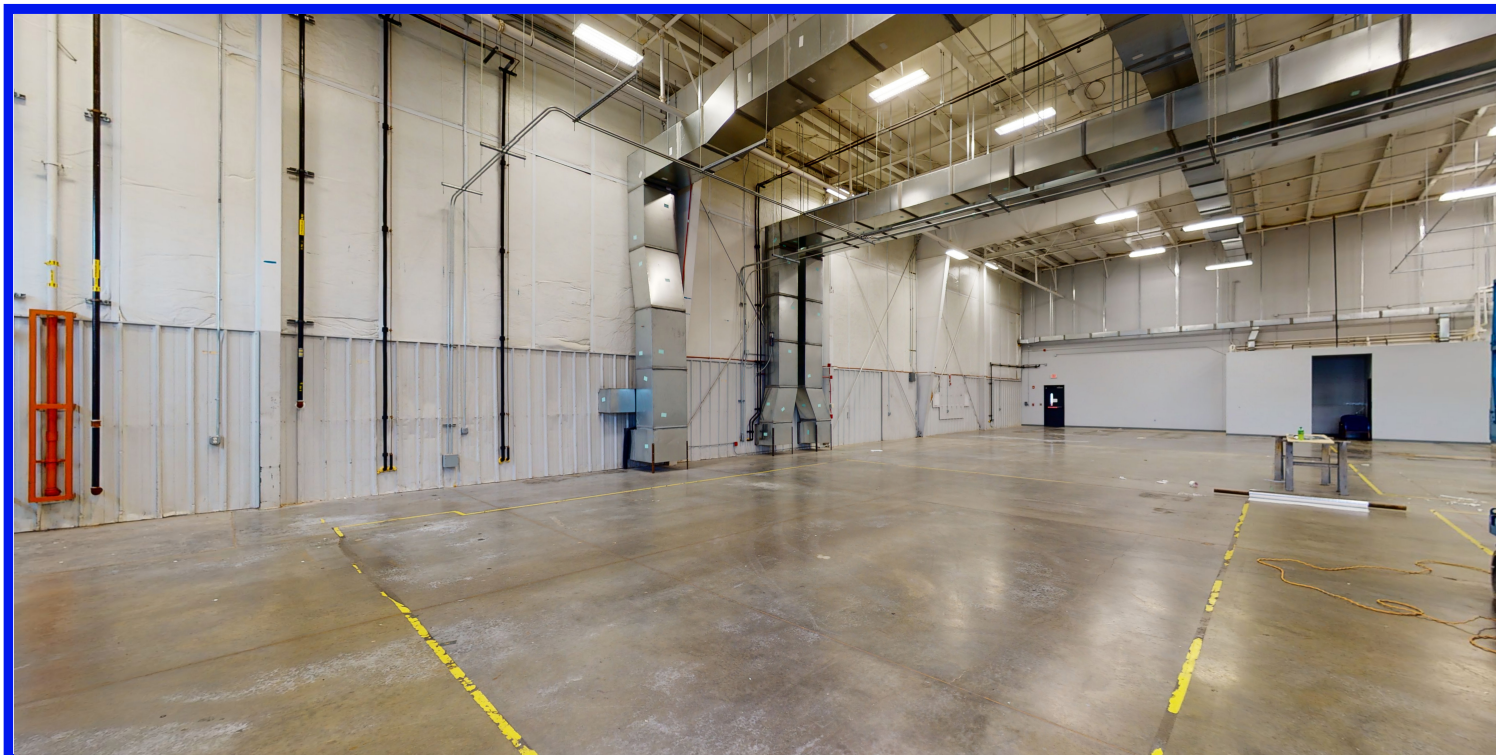
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

FOR LEASE

1401 NW MOUNDVIEW DR

Topeka, KS 66618

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



Listed By:

ED ELLER
Broker, SIOR, Partner
785.228.5302
ed@kscommercial.com

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