



**PROPERTY: 3120 S KANSAS AVENUE, TOPEKA, KS**

<b>PRICE:</b>	<b>\$955,000 Cash at Closing</b>
<b>LEASE RATE:</b>	<b>\$3.81 - \$7.03/SF/yr Modified Gross</b>
<b>BUILDING SIZE:</b>	19,634 <sup>+/-</sup> SF per Shawnee County
<b>LOT SIZE:</b>	51,930 <sup>+/-</sup> SF per Shawnee County
<b>ZONING:</b>	I-2; Heavy Industrial
<b>YEAR BUILT:</b>	1962, 1970
<b>2025 RE Taxes:</b>	\$20,646.74
<b>SIGNAGE:</b>	Façade and pole signage
<b>ELECTRIC SERVICE:</b>	Westar Energy; 3 phase
<b>GAS SERVICE:</b>	Kansas Gas Service
<b>WATER &amp; SEWER:</b>	City of Topeka
<b>CONSTRUCTION:</b>	A combination of concrete and steel frame with brick veneer
<b>HEATING &amp; COOLING:</b>	Office/retail portion is air conditioned, warehouse is heated with overhead heaters, a portion of the building was formerly refrigerated, infrastructure is there to support an updated system.
<b>PLUMBING:</b>	Male and female restrooms, production floor drains, etc.



## INDUSTRIAL SPECS

<b>DOCK-HIGH DOORS:</b>	Three - 7'-10" x 9' roll up dock doors Two - 7' x 8' overhead doors	<b>CEILING HEIGHT:</b>	10' – 12' wall heights
<b>FLOOR:</b>	Heavy concrete	<b>COLUMN SPACING:</b>	Varies throughout building
<b>LIGHTING:</b>	Metal halide and LED	<b>SPRINKLER SYSTEM:</b>	Wet sprinkler system
		<b>GRADE LEVEL DOORS:</b>	South: 15'-8" x 7'-9" North: 9'-8" x 7'-9"

**LOCATION:** Located on the South side of Topeka just south of 29th Street on Kansas Avenue. Kansas Avenue and Topeka Boulevard both offer various surrounding retail and auto related locations. Kansas Ave. and 31st Street entrances.

**PROPERTY FEATURES:** Former refrigerated/freezer food production building (Falley's Freezer Beef), has been occupied by food distribution users (Nestle) in the past. Great opportunity to buy an industrial building with retail exposure on a busy local thoroughfare in the heart of the auto dealership district.

## LEARN MORE

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## Virtual Walk-Thru Link:

<https://my.matterport.com/show/?m=XmMfkAKEZ9m>

## SPACES

<u>SUITE</u>	<u>SPACE SIZE</u>	<u>LEASE RATE</u>	<u>BASE RATE/MO</u>	
Suite A	1,329 <sup>+/-</sup> SF	\$4.51/SF/yr	\$500.00	<b>LEASED</b>
Suite B	2,219 <sup>+/-</sup> SF	\$7.03/SF/yr	\$1,300.00	Office Space. Could be converted to warehouse.
Suite C	1,994 <sup>+/-</sup> SF	\$4.21/SF/yr	\$700.00	Long-term storage with dock entry.
Suite D	3,099 <sup>+/-</sup> SF	\$5.81/SF/yr	\$1,500.00	Small manufacturing. Can be combined with E and/or G.
Suite E	5,142 <sup>+/-</sup> SF	\$4.67/SF/yr	\$2,000.00	Big bay. Kansas Ave access. Can be combined with D and/or G.
Suite F	1,155 <sup>+/-</sup> SF	\$6.23/SF/yr	\$600.00	<b>LEASED</b>
Suite G	3,780 <sup>+/-</sup> SF	\$3.81/SF/yr	\$1,200.00	<b>LEASED</b>

**TENANT PAYS:** Tenant shall be responsible for its in-suite electrical usage, telecommunications, janitorial service, and any services or utilities required specifically for Tenant's operations.

**LANDLORD PAYS:** Landlord shall be responsible for real estate taxes, property insurance, common area maintenance, storage electric service, gas heat, and the maintenance, repair, and replacement of the roof and structure.

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