



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

PRICE:	\$955,000 Cash at Closing
LEASE RATE:	\$3.81 - \$7.03/SF/yr Modified Gross
BUILDING SIZE:	19,634 ^{+/-} SF per Shawnee County
LOT SIZE:	51,930 ^{+/-} SF per Shawnee County
ZONING:	I-2; Heavy Industrial
YEAR BUILT:	1962, 1970
2025 RE Taxes:	\$20,646.74
SIGNAGE:	Façade and pole signage
ELECTRIC SERVICE:	Westar Energy; 3 phase
GAS SERVICE:	Kansas Gas Service
WATER & SEWER:	City of Topeka
CONSTRUCTION:	A combination of concrete and steel frame with brick veneer
HEATING & COOLING:	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.
PLUMBING:	Male and female restrooms, production floor drains, etc.



INDUSTRIAL SPECS

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

ED ELLER | Partner

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KANSAS COMMERCIAL REAL ESTATE SERVICES INC.

Main: 785.272.2525

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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.

PROPERTY: **3120 S KANSAS AVENUE, TOPEKA, KS****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 ^{+/-} SF			LEASED
Suite B	1,664 ^{+/-} SF	\$9.00/SF/yr	\$1,250.00	Office Space. Could be converted to warehouse.
Suite C	1,994 ^{+/-} SF	\$4.21/SF/yr	\$700.00	Long-term storage with common dock entry. Can be opened up.
Suite D	1,643 ^{+/-} SF	\$5.81/SF/yr	\$795.00	Small contractor office space with fenced parking/yard.
Suite E	5,142 ^{+/-} SF			LEASED
Suite F	1,155 ^{+/-} SF			LEASED
Suite G	3,780 ^{+/-} SF			LEASED

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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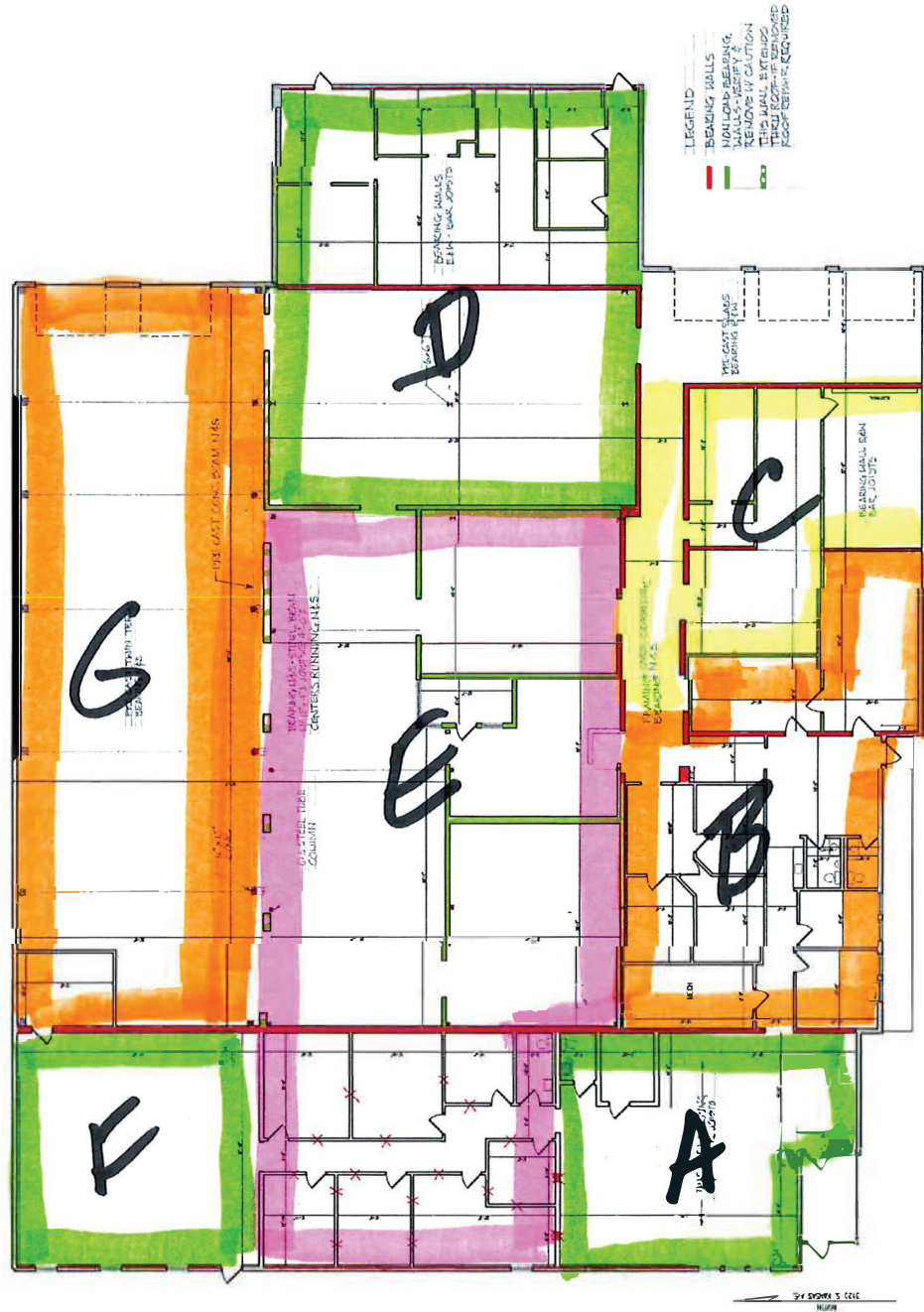
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