

City: **Topeka**

Property Type: **Industrial**



Topeka Winnelson 316 SE 13th St, Topeka, KS 66612

Type Industrial TotalSqFt **13,434** Class C Sector DT Zoning I-1 LIGHT INDUST

Agent: **Eller, Ed**

Note Warehouse, Distribution, or Storage Facility; 2016 RE Taxes: \$17,085.00; Year Built 1975; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
316 SE 13th	SALE	13,434				\$425,000	2/24/2016 - Substantial price reduction, Excellent clear span, drive through, warehouse building with 3.44 acres of land. 16
	INDUSTRIAL					\$31.64	
316 SE 13th	LEASE	13,434	\$4.02	\$0.00	\$4.02		G-J-U-IM Available Spring 2018, Excellent clear span, drive through, warehouse building with 3.44 acres of land. 16 ft eve height,
	INDUSTRIAL		\$4,500	\$0	\$4,500		



Hankamer Industrial 302 SE 21st St, Topeka, KS 66607

Type Industrial TotalSqFt **13,182** Class C Sector MT Zoning I-2 HEAVY INDUST

Agent: **Eller, Ed**

Note 2016 Property Taxes \$11,556.90; Year built 1970

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
302 SE 21st St - 302B	LEASE	1,420	\$6.50	\$0.00	\$6.50		G-J-U-IM Office, reception, shop area with 10'x10' drive in door.
	INDUSTRIAL		\$769	\$0	\$769		
302 SE 21st St - 302D	LEASE	1,900	\$5.37	\$0.00	\$5.37		G-J-U-IM Available Nov-Dec 2016, 2 Offices, reception area, restroom, safe room with 1,650+/- sf of warehouse. 12'x10' drive in door.
	INDUSTRIAL		\$850	\$0	\$850		
302 SE 21st St - Upper	LEASE	5,226	\$5.40	\$0.00	\$5.40		G-J-U-IM Entire upper level, features Office, reception, shop area, and warehouse with 2 12x10 drive in doors, on the south end of
	INDUSTRIAL		\$2,352	\$0	\$2,352		



Latta Witlow by Stryker 1440 SW 41st St, Topeka, KS 66609

Type Industrial TotalSqFt **10,996** Class B Sector S Zoning I-1 LIGHT INDUST

Agent: **Eller, Ed**

Note Built 2006; 2016 RE Taxes \$24,337.62

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1440 SW 41st - Warehouse	LEASE	2,500	\$6.50	\$0.00	\$6.50		G-J-U-IM Excellent "southwest" warehouse/work location and building. 12x12 door, Drive in, warehouse with 20' sidewalls. Fenced
	INDUSTRIAL		\$1,354	\$0	\$1,354		
1440 SW 41st Office	LEASE	3,500	\$10.50	\$0.00	\$10.50		G-J-U-IM Very nice office building with multiple offices, reception, conference and storage. Signage available on I-470. May divide
	OFFICE		\$3,063	\$0	\$3,063		
1440 SW 41st - Office/Warehouse	LEASE	6,000	\$8.15	\$0.00	\$8.15		G-J-U-IM 3,500+/- sf office with 2,500+/- sf warehouse/work area. Signage available on I-470. May divide space.
	INDUSTRIAL		\$4,075	\$0	\$4,075		
1440 SW 41st - Warehouse	LEASE	7,500	\$6.25	\$0.00	\$6.25		G-J-U-IM Very nice 7,500+/- sf warehouse/work area. Signage available on I-470. May divide space.
	INDUSTRIAL		\$3,906	\$0	\$3,906		
1440 SW 41st - Entire	LEASE	10,996	\$7.28	\$0.00	\$7.28		G-J-U-IM Very nice flexible use building with multiple offices, reception, conference and 7,500+/- sf warehouse/work area. Signage
	INDUSTRIAL		\$6,671	\$0	\$6,671		



NATIONWIDE LEARNING 1345 SW 42nd St, Topeka, KS 66609

Type Industrial TotalSqFt **61,364** Class Sector S Zoning I-1 LIGHT INDUST

Agent: **Eller, Ed**

Note Built 1974

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1345 SW 42nd St	LEASE	9,600	\$4.25	\$0.00	\$4.25		G-J-U-IM Warehouse space available in South Topeka with great highway access to Hwy. 75 South, I-470 and the Kansas
	INDUSTRIAL		\$3,400	\$0	\$3,400		



McCray Lumber 704 SE 4th St, Topeka, KS 66607

Type Industrial TotalSqFt 11,548 Class C Sector DT Zoning I-2 HEAVY INDUST Agent: Eller, Ed
 Note 2016 RE Taxes \$8,418.22; Year built 1950

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
704 SE 4th St	LEASE		\$3.75	\$0.00	\$3.75		Gross-U,J,I
Former McCray Lumber	INDUSTRIAL						Combination of 3 buildings. 1 quonset hut. 1 pole barn, and a fenced yard. An additional 1 acre parking area is available also
704 SE 4th St	LEASE	3,520	\$3.50	\$0.00	\$3.50		Gross-U,J,I
Former McCray Lumber	INDUSTRIAL		\$1,027	\$0	\$1,027		Pole barn, fenced gravel yard. An additional 1 acre parking area is available also for \$500/month
704 SE 4th St	LEASE	4,171	\$3.50	\$0.00	\$3.50		Gross-U,J,I
Former McCray Lumber	INDUSTRIAL		\$1,217	\$0	\$1,217		Quonset Hut building with wood racking, fenced concrete yard, ideal for trailer and heavy storage. An additional 1 acre
704 SE 4th St	LEASE	10,338	\$2.50	\$0.00	\$2.50		Gross-U,J, I
Former McCray Lumber	INDUSTRIAL		\$2,154	\$0	\$2,154		Drive in, masonry building w/ steel frame, includes small office, ample customer parking and yard space. Dock option is
704 SE 4th St	LEASE	18,029	\$2.50	\$0.00	\$2.50		G-J-U-IM
Former McCray Lumber	INDUSTRIAL		\$3,750	\$0	\$3,750		Combination of buildings include drive in, masonry building w/ steel frame, quonset hut, pole barn, and a small office building.
704 SE 4th St	SALE	18,029	\$0.00	\$0.00	\$0.00	\$239,000	
Former McCray Lumber	INDUSTRIAL		\$0	\$0	\$0	\$13.26	PRICE REDUCED! 2+/- acres, heavy industrial. Combination of buildings include drive in, masonry building w/ steel frame,



Midwest Electrical Construction 4601 SE Adams St, Topeka, KS 66609

Type Industrial TotalSqFt 28,364 Class B Sector S Zoning I-1 LIGHT INDUST Agent: Eller, Ed
 Note 2016 RE Taxes: \$18,079.56

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4601 SE Adams - South half of warehouse.	LEASE	9,600	\$4.75	\$0.00	\$4.75		G-J-U-IM
Former Midwest Electrical Construction	INDUSTRIAL		\$3,800	\$0	\$3,800		As, Is space includes demising wall. Plentiful parking, zoned I-1, south portion of 28,364 sq. ft. Drive-thru, dock-high, clear
4601 SE Adams	LEASE	22,400	\$4.75	\$0.00	\$4.75		G-J-U-IM
Former Midwest Electrical Construction	INDUSTRIAL		\$8,867	\$0	\$8,867		8.37-acre lot, zoned I-1, with 28,364 sq. ft. Drive-thru, dock-high Warehouse, 7,760 sq. ft. cooler insulated, 12,000 sq. ft.
4601 SE Adams	SALE	28,364				\$950,000	
Former Midwest Electrical Construction	INDUSTRIAL					\$33.49	8.37-acre lot, zoned I-1, with 28,364 sq. ft. Drive-thru, dock-high Warehouse, 7,760 sq. ft. cooler insulated, 12,000 sq. ft.



Former PTMW Property 2331 NW Furman Rd, Topeka, KS 66618

Type Industrial TotalSqFt 40,000 Class A Sector N Zoning I-1, PUD Agent: Eller, Ed
 Note FULLY LEASED AT THIS TIME - The property fronts both US Highway 24/Frontage Road and Furman Road and is also within minutes to US Highway 75 leading to I-70. Year built 1990; 2016 RE Taxes \$38,616.78

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2331 NW Furman Rd	LEASE	5,000	\$3.75	\$0.00	\$3.75		G-J-U-IM
Former PTMW Property	INDUSTRIAL		\$1,563	\$0	\$1,563		2,600 sf of office space, 2,400 sf of warehouse space and a 500 sf mezzanine. 14' overhead drive in door with 16ft Eve height.



BRT Mini Storage 2720 NE Grantville Rd, Topeka, KS 66608

Type Industrial TotalSqFt 28,406 Class B Sector NE Zoning I-1 LIGHT INDUST Agent: Lundeen, Brady
 Note Year Built 1980; 2016 RE Taxes \$6,912.04

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2720 NE Grantville Rd	LEASE	5,000	\$3.75	\$0.00	\$3.75		G-J-U-IM
Former BRT Mini Storage	INDUSTRIAL		\$1,563	\$0	\$1,563		2,600 sf of office space, 2,400 sf of warehouse space and a 500 sf mezzanine. 14' overhead drive in door with 16ft Eve height.



ProBuild 4501 NW Hwy 24, Topeka, KS 66618

Type Industrial TotalSqFt 64,630 Class B Sector N Zoning I-2 HEAVY INDUST Agent: Eller, Ed
 Note Year built 1969; 2016 RE Taxes: \$41,988.64 (\$0.6496/sq.ft.) CAM= \$0.25, Ins=\$0.30

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4501 NW US 24 Hwy	LEASE	64,630	\$4.75	\$0.00	\$4.75	\$1,550,000	G-J-U-IM
Pro-Build	INDUSTRIAL		\$6,702	\$0	\$6,702	\$23.98	Well located wholesale/retail property formerly used as a retail lumber store and yard. Property includes retail store,



ST OF KS RECORD STORAGE 406 SE Jefferson St, Topeka, KS 66607

Type Industrial TotalSqFt 16,932 Class B Sector DT Zoning I-1 LIGHT INDUST Agent: Eller, Ed
 Note Commercial Printing; 2016 RE Taxes, \$18,251.10

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
406 SE Jefferson	LEASE	16,932	\$4.75	\$0.00	\$4.75		G-J-U-IM
Former ST OF KS RECORD STORAGE	INDUSTRIAL		\$6,702	\$0	\$6,702		Former Printing Plant - Most recently records storage for State. Dock-high and drive-in building with nice office space in
406 SE Jefferson	SALE	16,932				\$590,000	
Former ST OF KS RECORD STORAGE	INDUSTRIAL	Industrial , Invest				\$34.85	Former Printing Plant - Most recently records storage for State. Dock-high and drive-in building with office space in



LEWIS FURNITURE 3333 S Kansas Ave, Topeka, KS 66611-2244

Type Industrial TotalSqFt 28,450 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Retail Store (Free- Standing- Single Use). Land size 65,931sf.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3333 S Kansas Ave	SALE	28,450				\$880,500	Large showroom building fully air conditioned, including exterior dock with two wells, wet sprinklers system ceiling
	RETAIL					\$30.95	
3333 S Kansas Ave	LEASE	28,450	\$4.45	\$0.00	\$4.45		G-J-U-IM Large retail showroom building fully air conditioned, including exterior dock with two wells, wet sprinklers system and ceiling
	RETAIL		\$10,550	\$0	\$10,550		



Sara Lee/Bimbo Bakery 4100 SW Martin Dr, Topeka, KS 66609

Type Industrial TotalSqFt 18,000 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note 2016 RE Taxes \$18,698.98

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4100 Martin Dr.	LEASE	3,440	\$5.50	\$0.00	\$5.50		G-J-U-IM Well maintained masonry building with 18' clear height. Located in Southgate Industrial Park 400+- sq. ft. of office
	INDUSTRIAL		\$1,577	\$0	\$1,577		
4100 Martin Dr.	LEASE	14,560	\$5.50	\$0.00	\$5.50		G-J-U-IM Space may be available 2017. 1,250 s.f. of office and the remainder is warehouse. Dock high, drive in, 18' ceilings, with
	INDUSTRIAL		\$6,673	\$0	\$6,673		
4100 Martin Dr.	LEASE	18,000	\$4.75	\$0.00	\$4.75		G-J-U-IM Price and terms to be confirmed. 1,250 square foot of office space. Dock high, drive in, 18' ceilings, with excellent access to
Sara Lee/Bimbo	INDUSTRIAL		\$7,125	\$0	\$7,125		



NATIONAL BYPRODUCTS INC 2104 SE Quincy St, Topeka, KS 66612

Type Industrial TotalSqFt 2,700 Class B Sector MT Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Built 1969; Warehouse, Distribution, or Storage Facility; 2016 RE Taxes: \$2,147.42

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2104 se Quincy St	SALE	2,700				\$55,000	Cash Bi Level, Metal building with 3 large overhead doors and on-grade loading in the lower level. Originally built as a refuse
	INDUSTRIAL					\$20.37	
2104 SE Quincy St	SALE	45,342				\$55,000	Cash Bi Level, Metal building with 3 large overhead doors and on-grade loading in the lower level. Originally built as a refuse
	LAND-I					\$1.21	



South Park Distribution Building 3729 SE South Park Ave, Topeka, KS 66609

Type Industrial TotalSqFt 50,448 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Built in 1970; Warehouse, Distribution, or Storage Facility; 2016 RE Taxes \$42,268.64

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3721-3729 SE South Park Ave	SALE	50,448				\$1,850,000	Cash at closi Contact agent before proceeding, Tilt up concrete building, extremely low maintenance, newer durolast roof, high bay T-5
	INDUSTRIAL					\$36.67	



South Park Warehouse 3741 SE South Park Ave, Topeka, KS 66609

Type Industrial TotalSqFt 58,649 Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note Excellent access to I-470 & US 75. Built 1973; 2016 RE Taxes \$34,946.78

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3741 SE South Park	LEASE	7,210	\$4.50	\$0.00	\$4.50		G-J-U-IM 7,210 s.f. Drive In, warehouse, Class B space, price is based on a min 5 yr. term lease with new restroom, firewall, walk in
	INDUSTRIAL		\$2,704	\$0	\$2,704		
3741 SE South Park	LEASE	11,520	\$4.50	\$0.00	\$4.50		G-J-U-IM Available 9/1/2017. In-Line Warehouse space, one dock door, could add second door, 20' tilt - up concrete, side walls , fire
	INDUSTRIAL		\$4,320	\$0	\$4,320		



MCELROY ELECTRIC 3205 SW Topeka Blvd, Topeka, KS 66611

Type Industrial TotalSqFt 7,735 Class A Sector S Zoning M-1;C-2

Agent: Morse, Mike

Note Year Built 2001; 2016 RE Taxes \$10,621.14

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3205 SW Topeka Blvd	LEASE	7,735	\$7.50	\$0.00	\$7.50		G-J-U-IM Very well built Flex building with upgraded lighting, nice restrooms, break area, large conference room. Could be
McElroy Electric	INDUSTRIAL		\$4,834	\$0	\$4,834		



South Topeka Industrial Plaza 5630 SW Topeka Blvd, Topeka, KS 66609

Type Industrial TotalSqFt **98,660** Class B Sector S Zoning PUD PLANNED UNIT DEVE

Agent: Eller, Ed

Note Warehouse, Distribution, or Storage Facility; 2016 RE Taxes \$87,357.36; Year built 1974

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
5626 S Topeka Blvd	LEASE	2,400	\$6.85	\$0.00	\$6.85		G-J-U-IM
	INDUSTRIAL		\$1,370	\$0	\$1,370		

NEW CONSTRUCTION - 9600 sq. ft. building, 2016 Base Year for property taxes, building can be customized to suit a number of



Fox Meadows Warehouse 536 NW Tyler Ct, Topeka, KS 66608

Type Industrial TotalSqFt **8,991** Class B Sector N Zoning I-1 LIGHT INDUST

Agent: Laird, Dick

Note Built 1987; 2016 RE Taxes \$13,444.68

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
536 NW Tyler Ct.	LEASE	3,000	\$5.70	\$0.00	\$5.70		G-J-U-IM
	INDUSTRIAL		\$1,425	\$0	\$1,425		
536 NW Tyler Ct. Entire Bldg.	SALE	9,000				\$395,000	
	INDUSTRIAL					\$43.89	

Sub-Lease 600+/- sf office and 2,400+/- sf warehouse
4 tenant building, 21,333 sq. ft. lot, \$13,174 annual property taxes, one space currently offered for sub-lease, agent reports



Expo Plaza Property 2035 SW Western Ave, Topeka, KS 66604

Type Industrial TotalSqFt **42,000** Class C Sector MT Zoning I-1 LIGHT INDUST

Agent: Eller, Ed

Note 2015 RE Taxes: \$29,851.38 / \$221.68 Additional Lots

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2035 SW Western, 2nd floor divided office	LEASE	2,300	\$8.00	\$0.00	\$8.00		G
	OFFICE		\$1,533	\$0	\$1,533		
2035 SW Western, 2nd floor divided office	LEASE	4,300	\$8.00	\$0.00	\$8.00		G
	OFFICE		\$2,867	\$0	\$2,867		
2035 SW Western, North Warehouse	LEASE	6,000	\$4.50	\$0.00	\$4.50		G-J-U-IM
	INDUSTRIAL		\$2,250	\$0	\$2,250		
2035 SW Western, 2nd floor office	LEASE	8,300	\$8.00	\$0.00	\$8.00		G-J-U-IM
	OFFICE		\$5,533	\$0	\$5,533		
2035 SW Western, Office/Warehouse Com	LEASE	14,300	\$6.53	\$0.00	\$6.53		G-J-U-IM
	INDUSTRIAL		\$7,782	\$0	\$7,782		

11% Price reduction with new carpet/VCT tile, and paint provided per tenant spec. Second floor office space, with
Private 10x12 OH door and entry, Secure, Brick drive-in warehouse, small office, and restroom. Features a 10'x12' door
11% Price reduction with new carpet/VCT tile, and paint provided per tenant spec. Second floor office space, with
Combination of office and warehouse space.

City: **Manhattan**

Property Type: **Industrial**



611 Pecan Cir, Manhattan, KS 66502

Type Industrial TotalSqFt **22,225** Class Sector E Zoning PUD PLANNED UNIT DEVE

Agent: **Eller, Ed**

Note Buildings Built 1984; 2.33+/- acres

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
611 Pecan Circle	LEASE	11,250	\$6.00	\$1.75	\$7.75		NNN-RS	Climate controlled office and production space is currently occupied by Nzone Sports Apparel. Could be available second
	OFFICE		\$5,625	\$1,641	\$7,266			
611 Pecan Circle	SALE	22,225				\$1,150,000	NNN-RS	50% M/L leased to Winnelson Plumbing Supply generating a substantial annual NOI with 80% of the lease term left.
	INDUSTRIAL					\$51.74		
611 Pecan Circle	SALE	22,225				\$1,150,000	NNN-RS	50% M/L leased to Winnelson Plumbing Supply generating a substantial annual NOI with 80% of the lease term left. Price
	INVESTMENT-I					\$51.74		