



# CENTRAL CROSSING COMMERCE PARK

Topeka Blvd & 49<sup>TH</sup> ST

This property is part of the 500 acre Central Crossing Commerce Park. All utilities are available to site, extensive fiber optic networks and a 13,000 ft. runway less than a mile away. This mixed-use park is ideal for industrial, manufacturing, mission critical technology or office park development.

**Available:** 208 Acres

**Developable:** 137 Acres

**Zoning:** Industrial Light

**Topography:** Flat

**Ideal for:**

- Manufacturing
- Industrial
- Office

**Adjacent:** Topeka Regional Airport

**Highway access:**

- On Highway 75

**Home to:**

- Home Depot Distribution
- Target Distribution
- Bimbo Bakeries / Allen Foods

**Utilities in place:**

- 18" Water Line
- 10" Sanitary Sewer
- 6" Gas Line
- New substation across the street
- New underground distribution lines along south side of 49<sup>th</sup> right of way



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