## FOR SALE | INDUSTRIAL LAND | HEARTLAND SYNERGY PARK SE CORNER OF SW TOPEKA BLVD AND SE GARY ORMSBY DRIVE | TOPEKA, KS 66619





## **PROPERTY SUMMARY**

SALE PRICE:	\$2,700,000
PRICE/SF:	\$0.41 - \$3.00 per sq. ft.
LOT SIZE:	77.88 <sup>+/-</sup> acres
2021 TAXES:	\$2,488.74
ZONING:	I-1; Light Industrial
ELECTRICITY:	Evergy - multiple large distribution structures within 5 mile radius; estimated capacity of 5.4-7 mw.



UTILITIES:	15" Sanitary Sewer line at the NW corner of the property adjacent to "Blk M" 18" active water transmission main line across "Blk M" 12" water distribution main along the entire north frontage along Gary Ormsby Drive.	
LOCATION FEATURES:	Located in south central Shawnee County in a special district of the City of Topeka with exhaustive list of National, Regional and Local Corporate Neighbors including: Mars North America, Wal-Mart, Target, Home Depot Rapid Deployment, Bimbo Bakeries USA, Frito Lay Kansas, Fedex Ground, and Fedex Freight, Northrup Grumman, American Phoenix, TechTop Motors, Accutex Foam, SPT Distribution, Berry Global, Asset Life Cycle, BizBox Inc, Ernest-Spencer, AccuFab, Custom Cabinets and Racks, LKQ Mid-America, etc. Significant industries include: Food, Pet Food, Shipping and Distribution, Metal Fabrication, and many others.	

**EXCLUSIVELY LISTED BY:** 

## **ED ELLER**

SIOR | Partner Direct: 785.228.5302 ed@kscommercial.com





Lot:	Acres:	Proposed Price:
Blk M	12.22	\$2.25 \$1,197,682.20
Blk M (Retail)	6.11	\$3.00 \$798,454.80
Blk L	9.05	\$1.50 \$476,982.00
Blk N	7.31	\$0.41 \$130,553.68
Blk O	8.17	\$0.41 \$145,912.93
Blk Q	11.15	\$0.41 \$199,134.54
Blk P	6.98	\$2.25 \$684,109.80
Blk P (retailFF)	3.5	\$3.00 \$457,380.00
South	14	\$0.41 \$250,034.34
Block Sale	68.88	\$3,084,409.55
Wholesale Incl. ROW	77.88	\$2,703,762.00

## **COMMENTS:**

Large planned industrial/sports park now available for purchase in individual or larger tracts. Heartland Synergy Park is a planned industrial and commercial park that is envisioned to be uniquely flexible in its offering to allow for a range of light industrial uses including but not limited to: manufacturing, service, distribution, and production, and more limited commercial uses that support the industrial uses to include hospitality, lodging, retail services that contribute to the community and region. The park is located adjacent to Heartland Park Topeka – a National Racetrack and Drag Racing facility that currently supports a number of motor sports (NHRA) and entertainment events (Kicker Country Stampede) as well as training and various auto related uses, offering a potential quality of life and industry setting unparalleled in the region.

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.