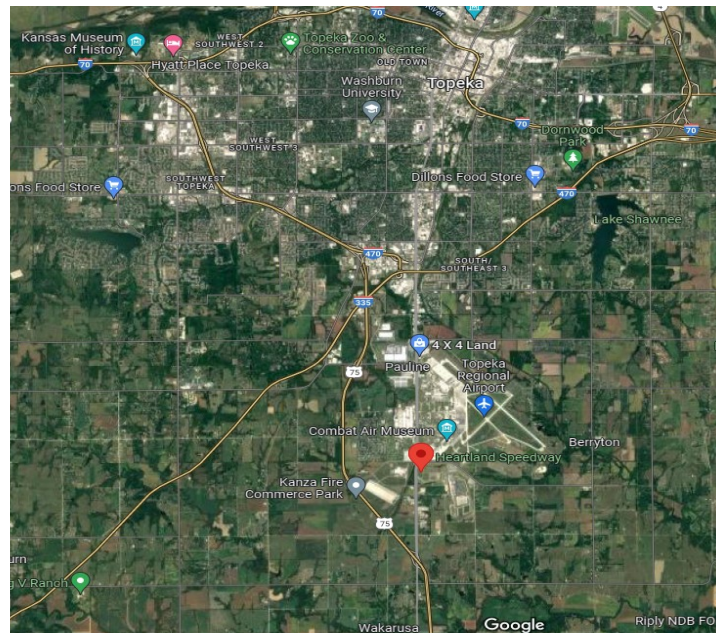




PROPERTY SUMMARY

SALE PRICE:	\$2,700,000
PRICE/SF:	\$0.41 - \$3.00 per sq. ft.
LOT SIZE:	77.88 ^{+/-} acres
2021 TAXES:	\$2,488.74
ZONING:	I-1; Light Industrial
ELECTRICITY:	Evergny - 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

