

PROPERTY: 2121 SW Chelsea Drive, Topeka, KS



LOT SIZE: 370' x 289.19'
(107,000 S.F.)

PARKING: 75+ stalls

BUILDING: 22,074 S.F.

- Very functional floor plan for both single tenant and multi-tenant use
- Covered parking
- Drive-in capability to shop/production area with high overhead door
- High ceiling clearance in production/studio areas
- Two open production areas; 64' x 37' plus 52' x 28'

AMENITIES:

- Power supply; 1200 amp/480 feed to building
- Plus 425 kw generator with 500 gallon fuel tank capable of supplying power to entire building.
- Wiring; High speed phone and data line throughout building. Cable TV wiring to all offices and areas of building.
- Plus "Dark Fiber" line directly to Cox Communication facility capable of delivering massive amounts of data and audio-visual.
- HVAC; Main units located inside building for easy access and maintenance plus two separate units to "super cool" server rooms.
- Two studio production areas (64' x 37' plus 52' x 28'). Drive in capability to storage/shop area with high overhead door covered parking.
- High ceilings/clearance in production/storage areas easily converted to multi-tenant building.
- Phone systems stay with building
- Sophisticated security systems stay with building.
- Wireless tower available at additional cost \$73,000.00 (m/l) Annual Income from leases

Contact:

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