



Building Type:	Office
Available SF:	205,000
Total SF:	306,941
Zoning:	Industrial-Light
Year Built:	1987
Former Use:	Payless Shoesource World Headquarters
Can Subdivide:	Yes
Within City Limits:	Yes
Lease Terms:	Net
Last Updated:	Nov 11, 2024

Economic Development Contact

Ashley Lehman
GO Topeka Economic Partnership
719 S Kansas Ave, Suite 100
Topeka, KS 66603
| ashley.lehman@topekapartnership.com


Realtor/Owner Contact

Josh Williams
Iron Horn Enterprises
315-949-4193 | josh@ironhornenterprises.com

Property and Area Description

Discover an outstanding opportunity with Ironhorn's industrial flex space in Topeka. Currently featuring three dock doors and a portion of warehouse space, we are pleased to offer a tailored build-to-suit arrangement for warehouse and distribution users. Our commitment is to customize the space, incorporating additional dock doors and expanding warehouse areas based on your unique specifications. Prior to lease commencement, each space will undergo necessary renovations. Lease rates are contingent on the specific space requirements. Contact us today to schedule a comprehensive tour.

Population

	237,161 20 Mile Radius	348,018 30 Mile Radius	442,356 40 Mile Radius
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Source: ESRI®, 2024

Households

	99,582 20 Mile Radius	143,160 30 Mile Radius	178,923 40 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 75 (7.7 mi.)
Nearest Interstate: I-70 (2.9 mi.)
Ingress/Egress Notes: We are situated at the crossroads of several major highways and interstates, six of which converge in Topeka, providing easy access to on and off ramps and to all points in the city. Also, I-70 is the only interstate highway traveling from Topeka west into Colorado. Due to a \$2.6 billion comprehensive transportation program, Kansas roads are ranked 4th in the nation in quality. These interstate connection have drawn more than 20 inter- and interstate carriers in the area.
Nearest Airport: Phillip Billard Municipal Airport (2.6 mi.)
Nearest Commercial Airport: Topeka Regional Airport (12.2 mi.)
Rail Served: Unknown
Rail Served By: BNSF Railway, Union Pacific Railroad
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Evergy
Natural Gas: Kansas Gas Service
Water: City of Topeka
Sewer: City of Topeka