

FOR SALE OR LEASE

2205 Haskell Avenue

Lawrence, Kansas

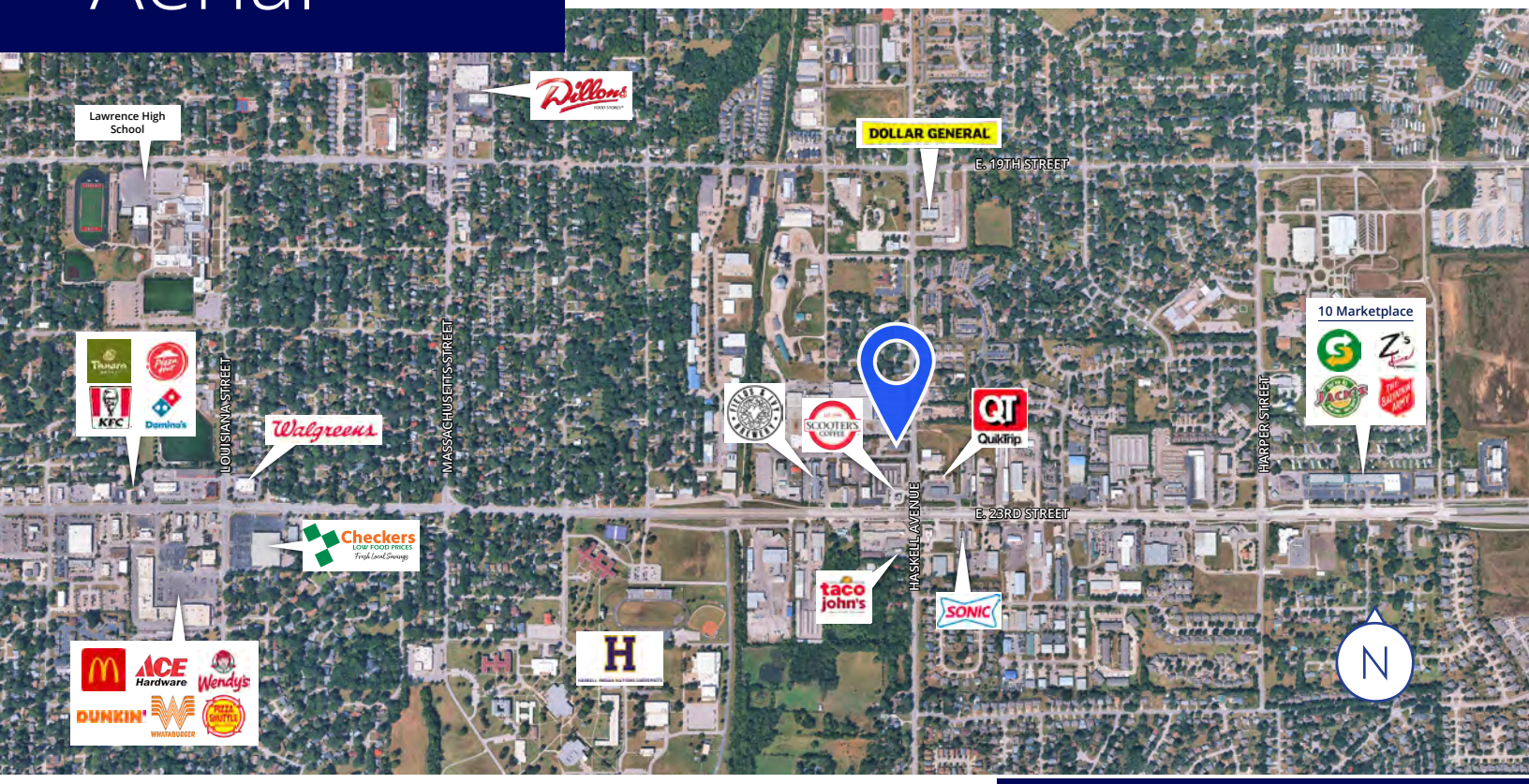
Rare opportunity to acquire or lease a turnkey food-grade manufacturing and processing facility in Lawrence, Kansas.

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Aerial



Property Features

- 8,134 SF industrial building designed for food production, packaging, and distribution operations
- Strategic industrial location with excellent access to major transportation corridors
- Built in 1951 with significant facility updates completed in 2013
- IG zoning
- One (1) dock-high loading door
- Extensive utility infrastructure already in place, reducing costly tenant improvements and startup expenses
  - Two-inch natural gas service
  - 3-phase, 200-amp electrical service
  - Solar panel system
  - Five (5) HVAC units
  - Fully air-conditioned manufacturing and office areas, with the exception of the boiler room and dock/loading area
- Large production and manufacturing area, packaging and processing spaces, multiple private offices, conference room, breakroom and kitchen area, maintenance and support rooms, dock and receiving area
- Ideal uses include food manufacturing, food processing, beverage manufacturing, co-packing operations, commissary kitchen, commercial bakery, nutraceutical production, distribution and fulfillment, general industrial manufacturing

Sale Price

$695,000

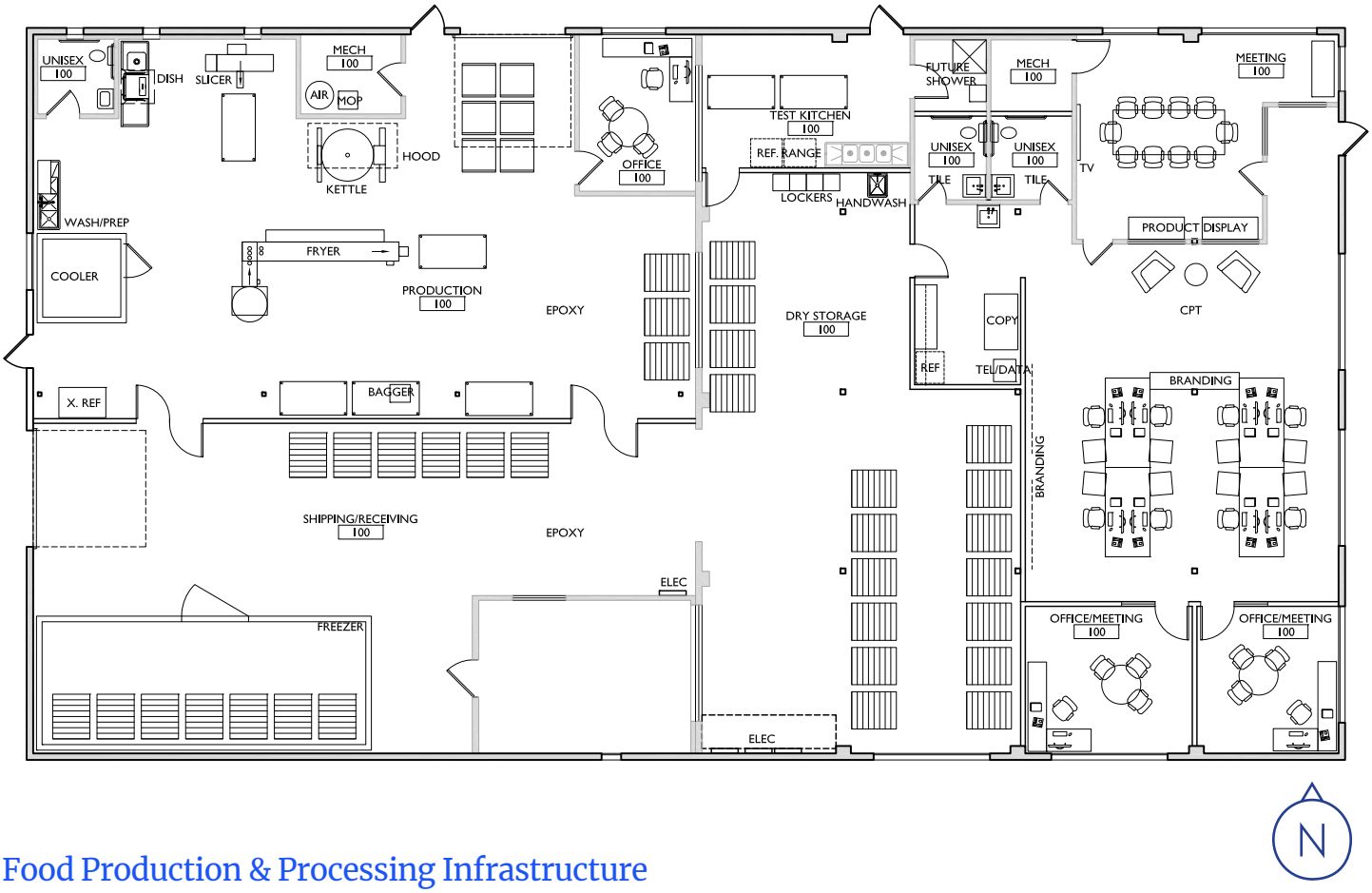
$85.44/SF

Rental Rate

$8.50/SF

NNN

Floor Plan



Food Production & Processing Infrastructure

- Dedicated cooking and processing room with extensive floor drain system
- Exterior grease trap with clean-out connection serving the production area
- Packaging room equipped with floor drain
- Boiler room with commercial vent hoods and supporting mechanical infrastructure
- Maintenance room with mop sink and handwashing sink
- Existing food-grade improvements offer significant value for food manufacturers, commercial kitchens, beverage producers, specialty food processors, co-packers, and similar users



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