

# For Lease

Retail  
Industrial/Flex



3009 FOUR WHEEL DRIVE  
STE. B, LAWRENCE, KS 66047



The south unit of this flex/warehouse building, located near 31st and Iowa Street in Lawrence, is now available for lease. This space includes an updated office/showroom area with heating and cooling, two restrooms, and a spacious warehouse featuring 16-foot ceilings. It also has a drive-in door and a mezzanine. The property provides three-phase power and convenient access to the K-10 Highway.



## PROPERTY DETAILS

- Built in 1995
- CS Zoning
- Lot Size: 13,571 SF
- Building Size: 5,159 SF
- Available Space: 2,750 SF
- Lease Rate: \$3,000 per month, plus utilities and shared common area maintenance



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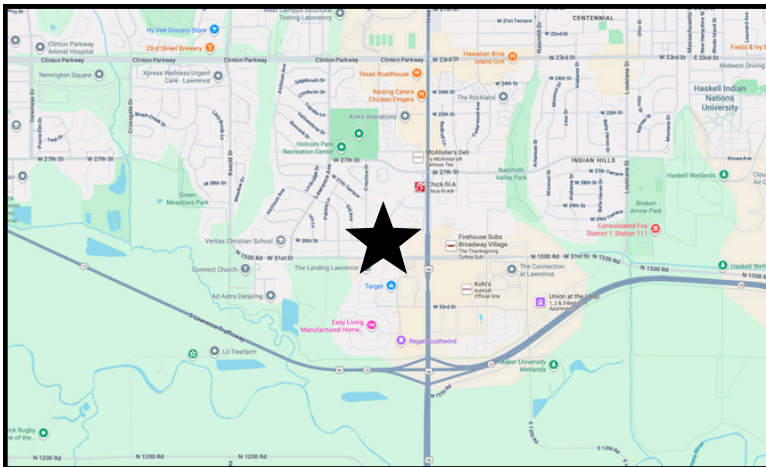
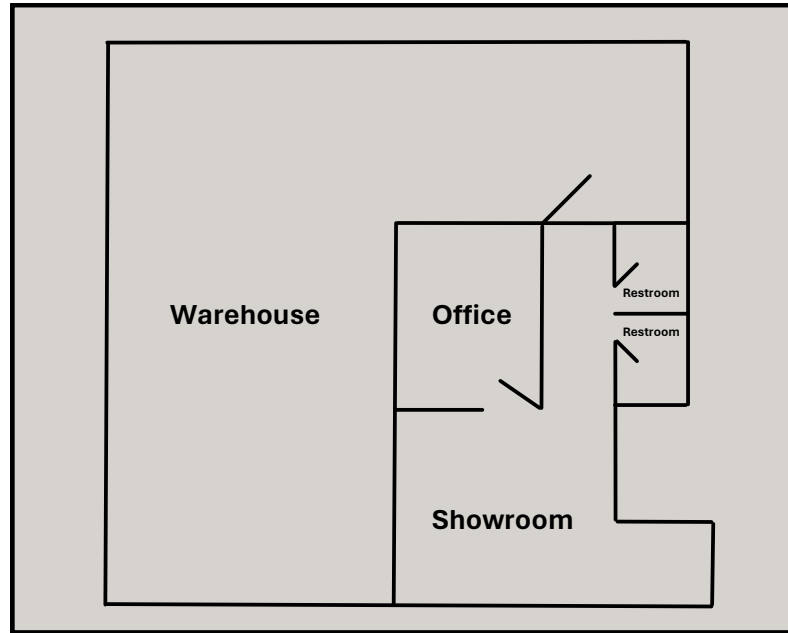
785-764-3433

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