

# For Sale

Investment



839-841 PENNSYLVANIA ST.  
LAWRENCE, KS 66044



Discover two fully-leased industrial / flex buildings located in one of Lawrence's most creative and energetic corridors — the Warehouse Arts District. Fully renovated in 2022, these properties blend modern functionality with the character of an established district known for innovation, collaboration, and growth.

Upgrades throughout provide turnkey convenience, while generous clear heights, wide-open spans, and easy access support efficient operations. On-site parking and proximity to dining, residential, and cultural amenities make this location both convenient and inspiring.



## PROPERTY DETAILS

- Zoning: IG-UC
- Lot Size: 17,550 SF
- Sale Price: \$2,000,000

- |                      |                  |
|----------------------|------------------|
| 839 Pennsylvania     | • Building Size: |
| • Built: 1943 / 2020 | 3,956 SF         |
| 841 Pennsylvania     | • Building Size: |
| • Built: 1946 / 2022 | 4,000 SF         |



FOUNDATIONS  
COMMERCIAL REAL ESTATE

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**Kirsten Flory**



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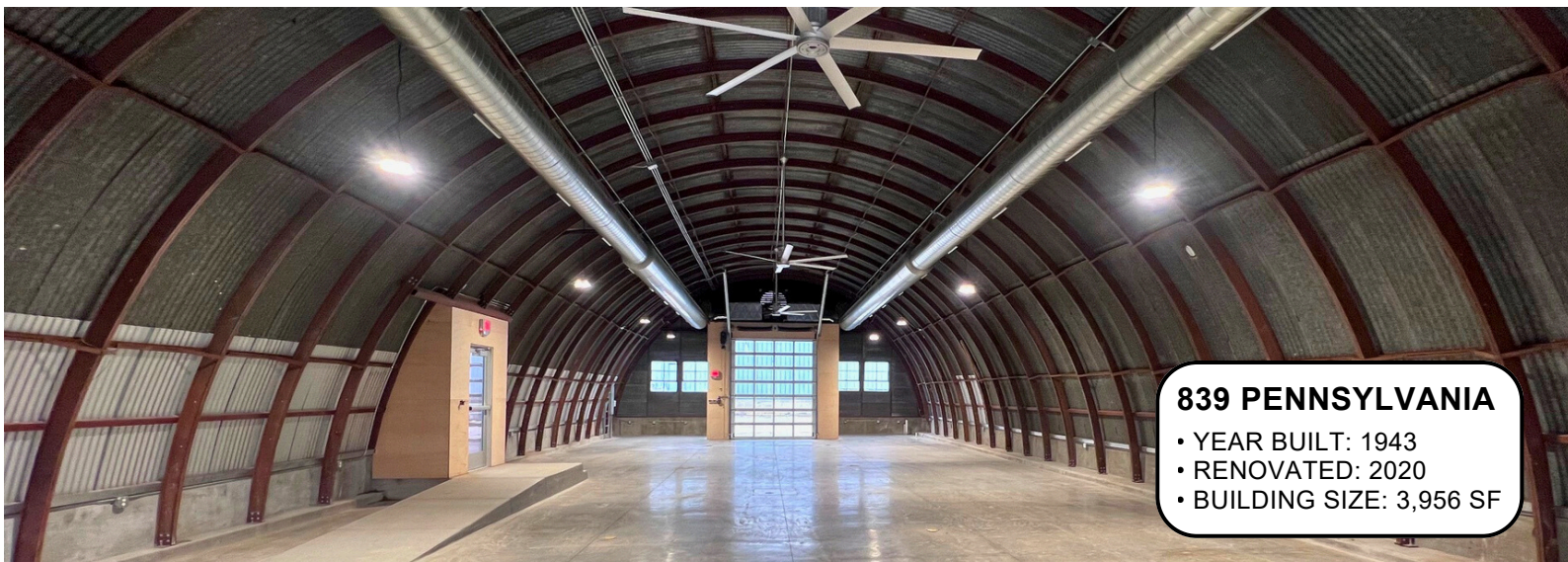
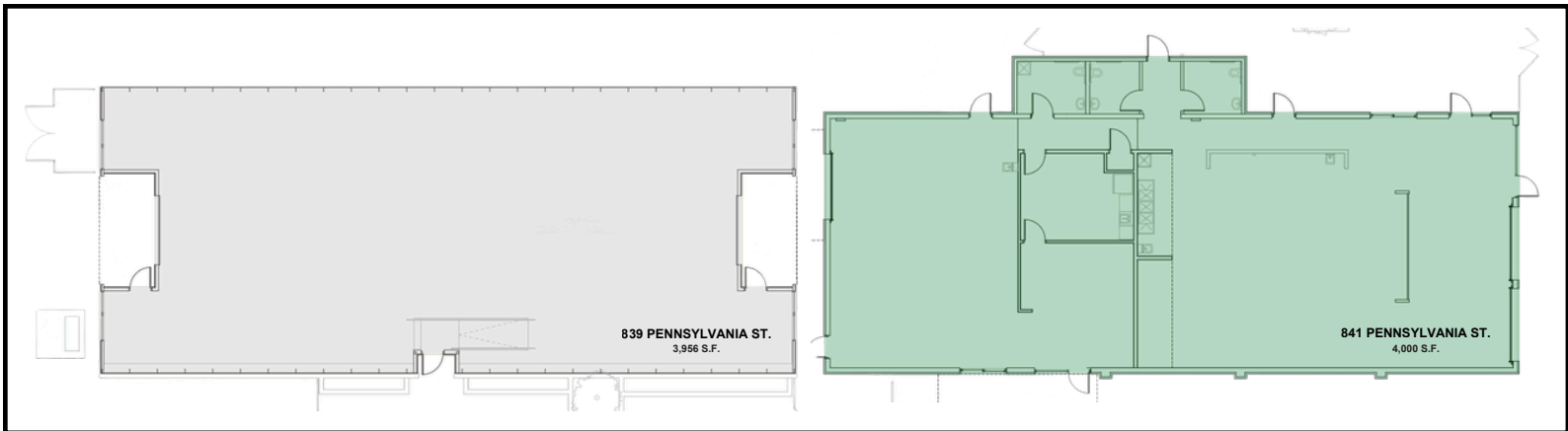
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**839 PENNSYLVANIA**

- YEAR BUILT: 1943
- RENOVATED: 2020
- BUILDING SIZE: 3,956 SF

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### 841 PENNSYLVANIA

- YEAR BUILT: 1946
- RENOVATED: 2022
- BUILDING SIZE: 4,000 SF

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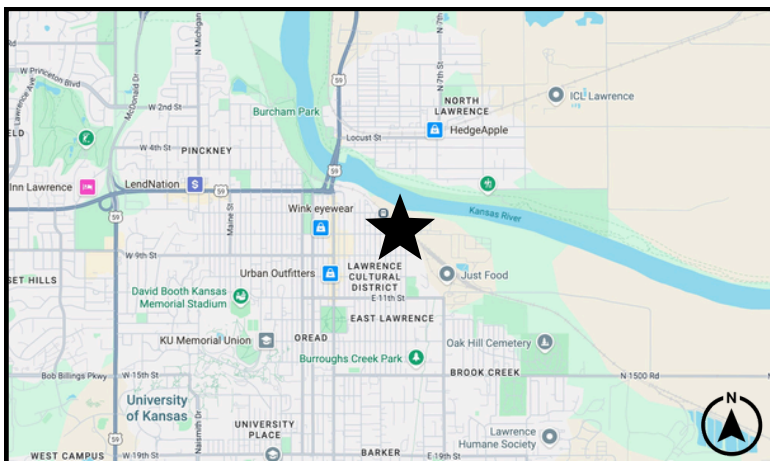


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**839 Pennsylvania features 20-foot ceilings and two drive-in doors, with lots of natural light, creating a bright, open environment ideal for productivity. Flexible floor plans make it easy to accommodate a wide range of uses — from light industrial and production to maker spaces, studios, showrooms, distribution, or modern concepts.**

**841 Pennsylvania is set up for food-based production with two HVAC systems, 3-Phase power, and could accommodate a restaurant business. Common-area restrooms are shared with the 839 Penn. property and include an outdoor patio.**



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