

4,600 SF FLEX SPACE FOR LEASE
2460 FAIRFIELD STREET
LAWRENCE, KS

AREA
REAL ESTATE ADVISORS



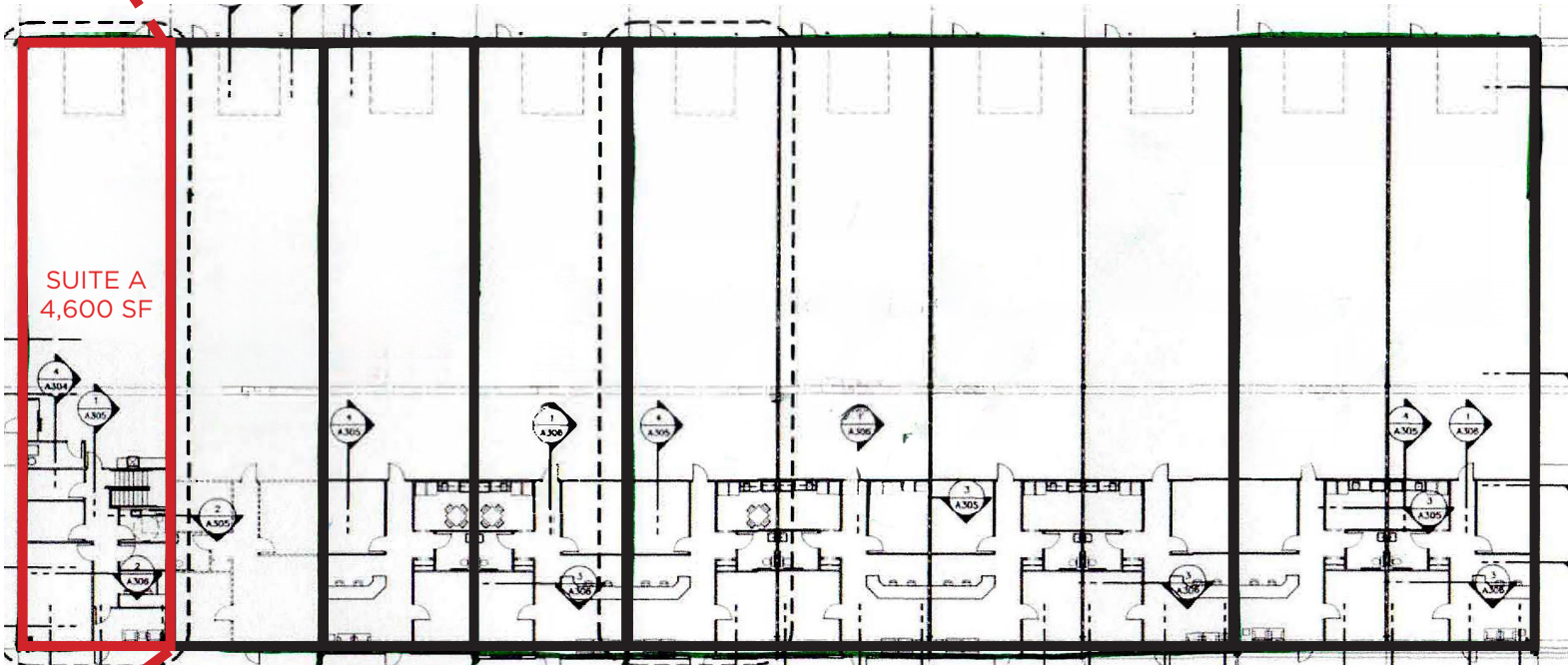
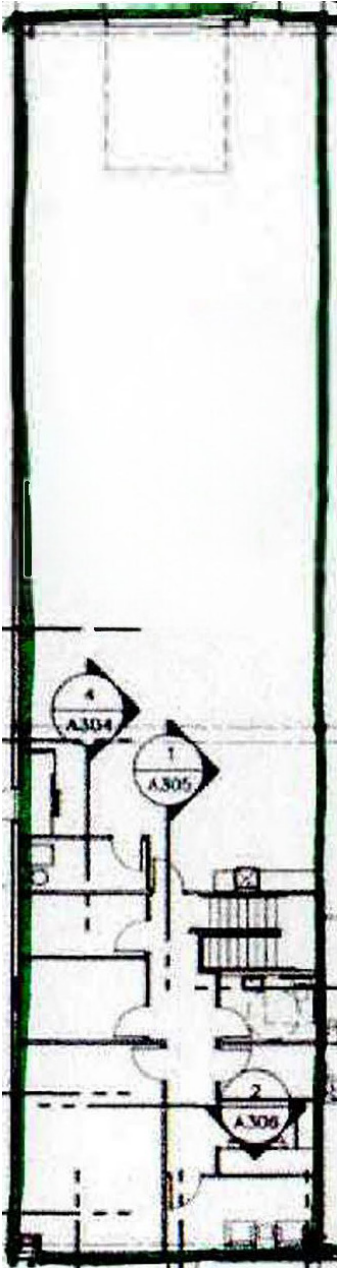
PROPERTY HIGHLIGHTS



- 4,600 SF FLEX SPACE FOR LEASE
- 2,035 SF WAREHOUSE (69' x 29.5')
- \$12.50 PSF NNN
- 21' CLEAR HEIGHT
- 1 DRIVE-IN DOOR
- SPRINKLED OFFICE & WAREHOUSE
- CAN SUPPORT LOAD-IN FROM 53' TRAILERS
- EXTERIOR SECURITY CAMERAS
- LARGE SECURED YARD / OUTDOOR STORAGE CAPABILITY
- EXCELLENT ACCESS TO K-10, I-70, AND US-59 FOR REGIONAL DISTRIBUTION



FLOOR PLAN



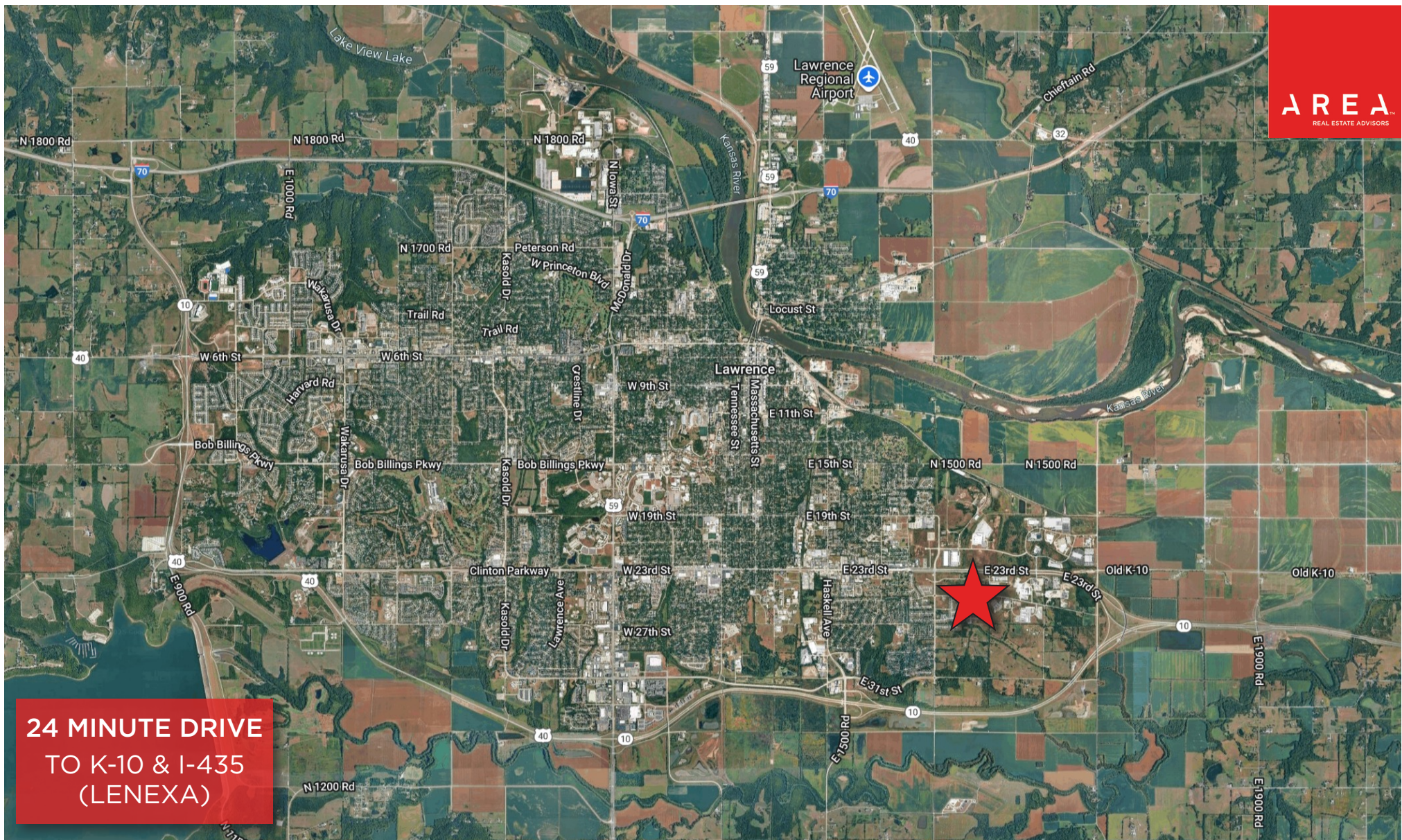
PROPERTY PHOTOS



AERIAL VIEW



The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.



**24 MINUTE DRIVE
TO K-10 & I-435
(LENEXA)**

MORE INFORMATION

JAY HAWKINS

JHAWKINS@OPENAREA.COM

816.895.4808

DREW HARDING

DHARDING@OPENAREA.COM

816.777.2859