

# For Sale or Lease

Industrial / Flex



2205 HASKELL STREET  
LAWRENCE, KS, 66046



This food-grade production facility is available for sale or lease. Conveniently situated just north of 23rd and Haskell, it offers quick access to K-10 Highway. The property features 3-phase power / 200-amp electrical service, a dock door, secure access, dedicated office space, and employee parking.

## PROPERTY DETAILS

- Year Built: 1951 / 2013 • Zoning: IG
- Lot Size: 30,749 SF
- Building Size: 7,788 SF
- Available Space: 7,788 SF
- Sale Price: \$895,000
- Lease Rate: \$8/SF, NNN (\$5,192/month)



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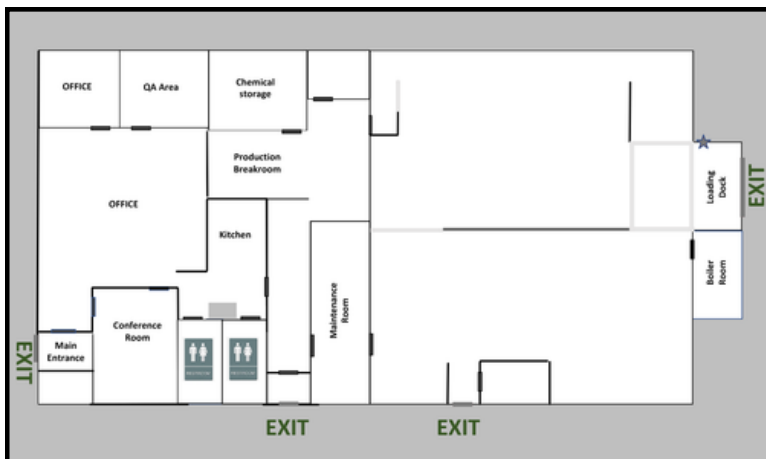


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## AREA DEMOGRAPHICS

CATEGORY	3 miles	5 miles	10 miles	CATEGORY	3 miles	5 miles	10 miles
2020 Population	54,250	88,231	110,770	Median Age	29.7	32	33.1
2024 Population	57,277	91,304	114,965	Average Household Income	\$69,423	\$82,644	\$89,175
2029 Population Projection	58,968	93,624	117,965	Median Home Value	\$238,601	\$277,819	\$300,367
Annual Growth 2024-2029	0.6%	0.5%	0.5%	Consumer Spending	\$584M	\$1.1B	\$1.4B



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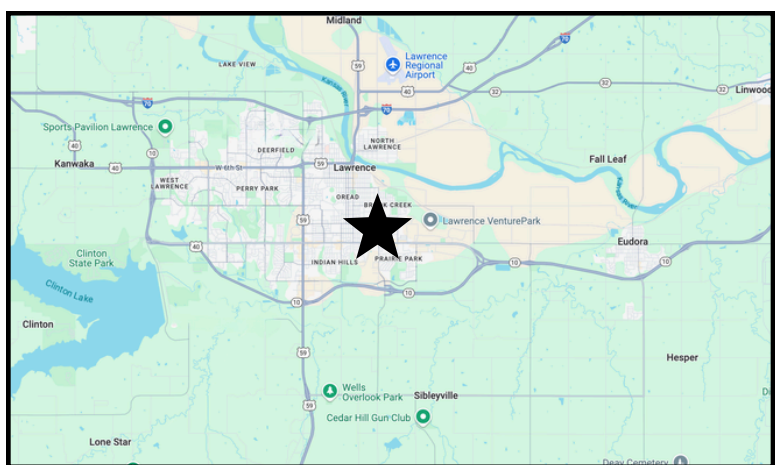
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