



For Sale Or Lease

1221 E 25TH STREET
LAWRENCE, KS

3200 Haskell, Suite 130
Lawrence, KS 66046
785-917-5700 | heck.realestate

HECK
LAND | HOME | COMMERCIAL

1221 E 25th Street | Lawrence, Kansas

OFFICE / WAREHOUSE FLEX SPACE IN PRIME LOCATION

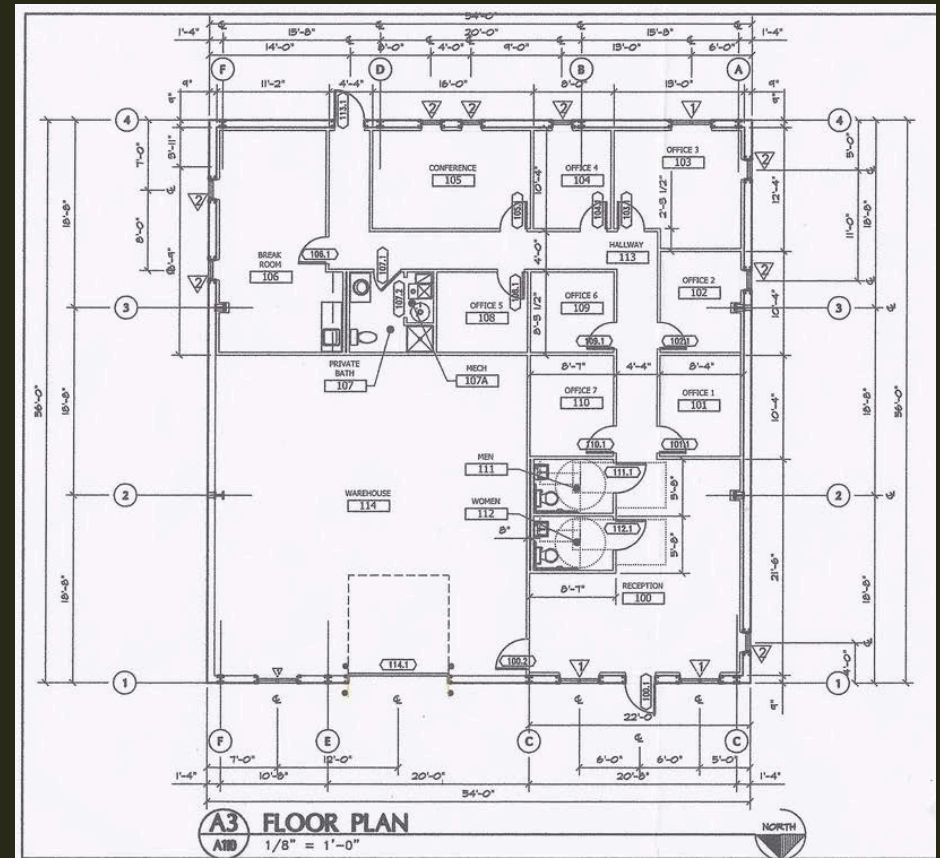
Sale Price: \$550,000

Lease Rate: \$3,800/mo

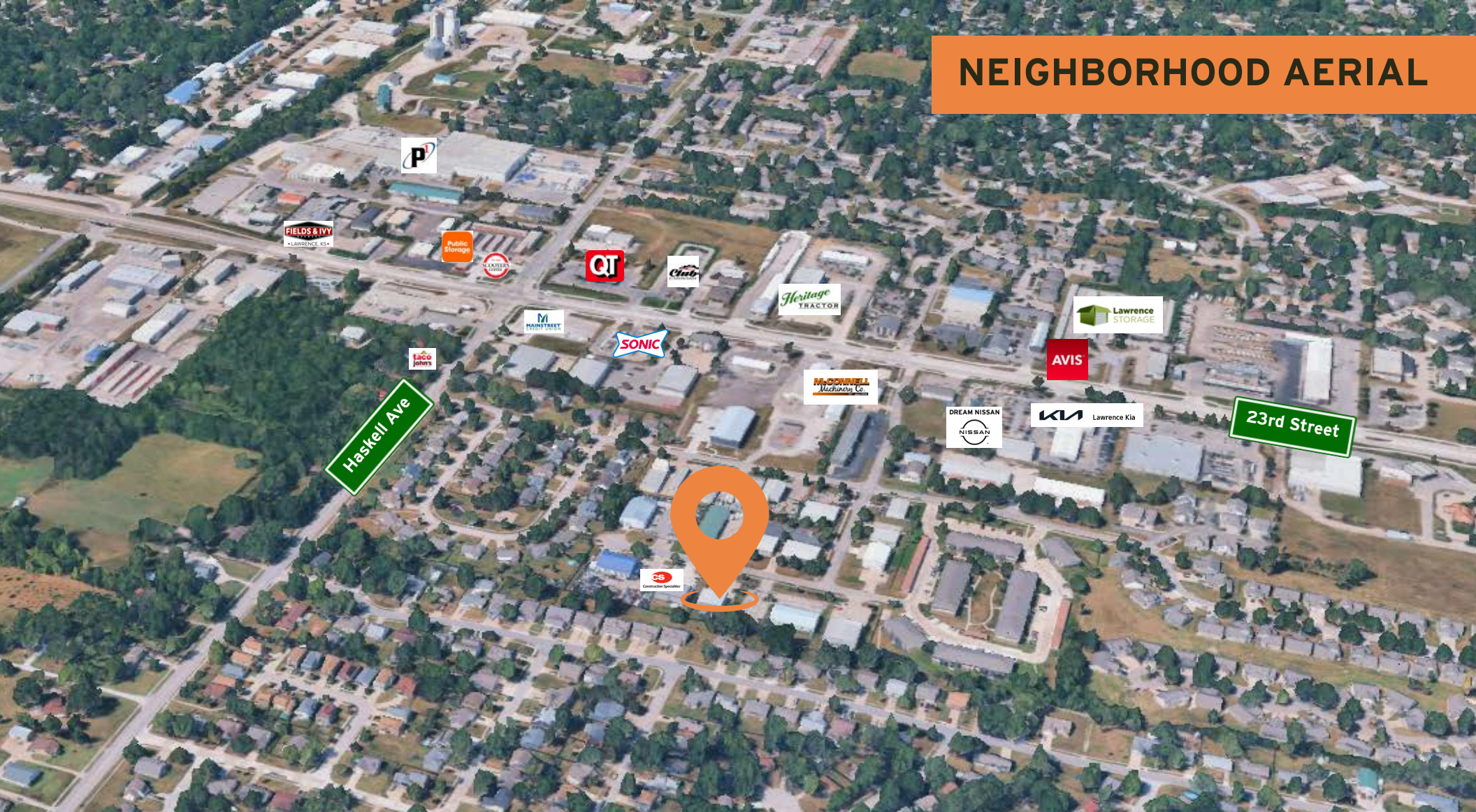
Quality commercial flex building near 23rd St & Haskell Ave in Lawrence, KS. Built in 2011, this 3,025 SF property includes 1,116+/- SF heated warehouse with a 10' x 12' overhead door, plus 1,856+/- SF of finished office space: 6 private offices, conference room, server/copy room, kitchenette, reception area, two public restrooms, and a private restroom with shower.

An additional 1,775+/- SF of climate-controlled mezzanine space—equipped with two mini splits—offers extra storage or flexible use options. Building includes a security system with cameras and 11 striped parking stalls, including one handicap stall.

Zoned CS and located in a well-positioned commercial corridor with convenient access to major routes and area amenities.



NEIGHBORHOOD AERIAL



HECK

LAND | HOME | COMMERCIAL

heck.realestate



CONTACT

Brian Pine
HECK

785-423-1220 Mobile
785-917-5700 Office
Brian@heck.realestate