



FOR LEASE

2415 Ponderosa Drive
LAWRENCE, KS

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

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2415 Ponderosa Drive | Lawrence, KS

VERSATILE COMMERCIAL FLEX SPACE SUITE

LEASE RATE: \$5,415/MO

Available for lease, this well-maintained flex office/warehouse space offers a versatile footprint in a highly accessible Lawrence, KS location just off 23rd Street and Haskell Avenue. The building totals approximately 5,000 SF, evenly divided between 2,500 SF of office space and 2,500 SF of warehouse space—an ideal setup for businesses needing both administrative and operational functionality under one roof.

The office portion includes six private offices, two workrooms, a break room, two bathrooms, a copier room, and a wash room, providing ample space for staff and workflow needs. This area is fully climate-controlled with zoned heating and cooling (three thermostats) to maximize comfort and efficiency across different areas.

The warehouse is heated, has A/C capabilities, and features two overhead roll-up doors—one 12'x11' drive-through and the other 12'x12' with rear drive-up access for efficient loading and unloading. With open floor space and 16' ceiling height, the warehouse is well suited for storage, light manufacturing, or a variety of other business operations, ensuring year-round usability.

Additional property highlights include 17 dedicated parking spaces, wheelchair accessibility, and an installed security system. The site's layout supports smooth traffic flow, while the combination of office and warehouse functionality provides a unique opportunity for businesses seeking flexibility and efficiency in a single location. The property owner is open to considering layout modifications and reasonable improvements.

Positioned near one of Lawrence's busiest commercial corridors, this property combines accessibility with practical amenities for businesses looking to expand or relocate.



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NEIGHBORHOOD AERIAL

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