

FOR SALE OR LEASE › INDUSTRIAL SPACE



1209 E 24th Street

LAWRENCE, KANSAS

PRICE REDUCED!



Property Description

This well-located metal building with an overhead drive-in door has had extremely light use and is in excellent condition. The property has ample parking on three sides and is only two blocks from K-10. Originally constructed by MarLan Construction in 2003, the property is ideal for a variety of light industrial uses. With vacancy at an all-time low of less than 2%, this property presents a rare opportunity for an owner-occupant or an investor acquisition.

Property Highlights

- › Building size: 4,500 SF
- › Year built: 2003
- › Sale price: ~~\$380,000.00~~ **\$370,000.00**
- › Lease price: \$3,187.50 monthly, NNN
- › Zoning: CS

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