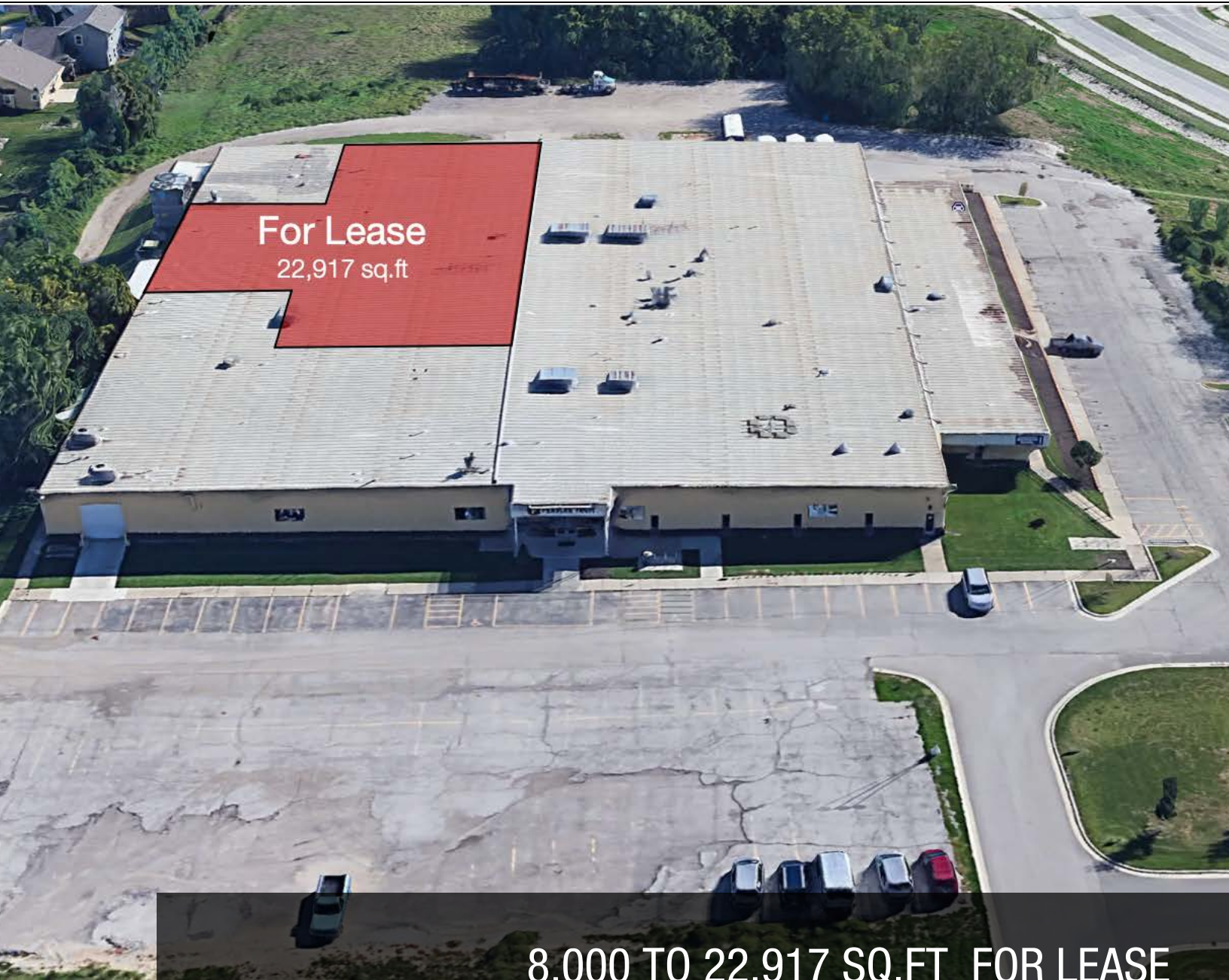


FOR LEASE



Peaslee Tech Manufacturing / Flex / Research And Development

LAWRENCE, KS



8.000 TO 22.917 SQ.FT FOR LEASE

KW COMMERCIAL
545 Columbia Dr
Lawrence, KS 66049

PRESENTED BY:

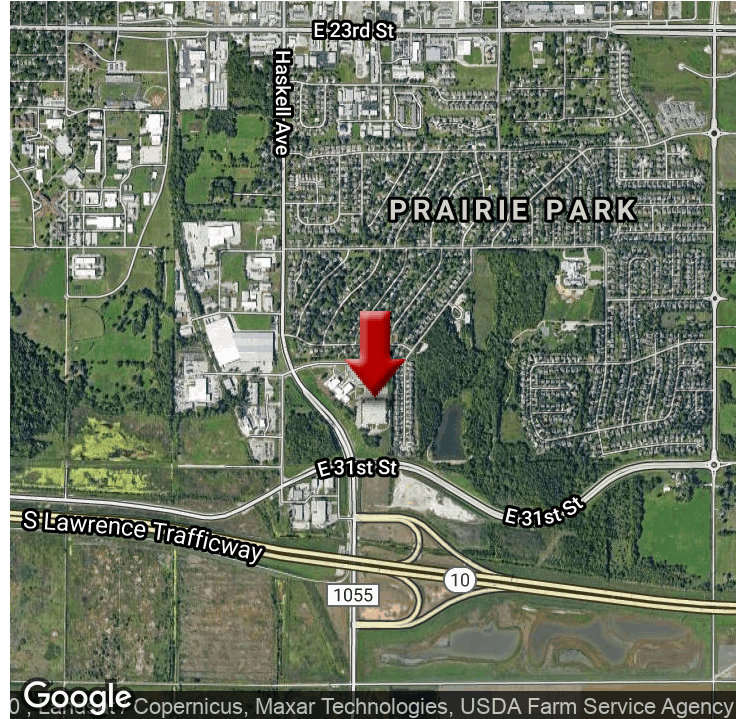


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INDUSTRIAL FOR LEASE

PEASLEE TECH MANUFACTURING / FLEX / RESEARCH AND DEVELOPMENT

2920 Haskell Dr. , Lawrence, KS 66046



OFFERING SUMMARY

AVAILABLE SF:	8,000 - 22,917 SF
LEASE RATE:	\$7.25 - 8.50 SF/yr (MG)
LOT SIZE:	5.01 Acres
BUILDING SIZE:	80,000 SF
ZONING:	Light Industrial IL

PROPERTY OVERVIEW

8,000 - 22,917 sqft of manufacturing/flex space located just off K-10 bypass

PROPERTY HIGHLIGHTS

- 8,000 - 22,917 sq.ft of Manufacturing / Industrial Flex space available for lease with excellent access to K-10 and I-70. Less than 30 miles to BNSF Intermodal. Sufficient power for even the most demanding operations.
- POWER - 3,000 Amp 400 Watt 3 Phase + 3,000 Amp 208 Watt 3 Phase with electrical BusBar
- TRAINING - Co-located with Peaslee Technical Training Center. Customized programs possible.
- AIR - Centralized compressed Air with distribution throughout
- DOCK - (2) dock height 10' doors + (1) 12' high ground level overhead
- CEILING - 16' ceiling heights with high volume fire suppression system

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2920 Haskell Dr. , Lawrence, KS 66046



Property Name:	Peaslee Tech Manufacturing / Flex / Research and Development
Property Address:	2920 Haskell Dr. , Lawrence, KS 66046
Property Type:	Industrial
Building Size:	80,000 SF
Gross Leasable Area:	22,917 SF
Zoning:	Light Industrial IL
Rail Access:	Yes
Number of Stories:	1
Power:	3,000 Amp 400 Volt 3 Phase + 3,000 Amp 208 Volt 3 Phase with electrical BusBar
Column Space:	50.0

PROPERTY OVERVIEW

8,000 - 22,917 sqft of manufacturing/flex space located just off K-10 bypass

LOCATION OVERVIEW

22,917 sq.ft of Manufacturing / Industrial Flex space available for lease with excellent access to K-10 and I-70. Less than 30 miles to BNSF Intermodal. Sufficient power for even the most demanding operations. 3,000 Amps of 400 watt 3 phase + 3,000 Amps of 208 watt 3 phase with electrical busbar throughout. Need employee training? Not a problem: Co-located with Peaslee Technical Training Center (<https://peasleetechnology.org>).



LEASE HIGHLIGHTS

- 8,000 - 22,917 sq.ft of Manufacturing / Industrial Flex space available for lease with excellent access to K-10 and I-70. Less than 30 miles to BNSF Intermodal. Sufficient power for even the most demanding operations.
- POWER - 3,000 Amp 400 Watt 3 Phase + 3,000 Amp 208 Watt 3 Phase with electrical BusBar
- TRAINING - Co-located with Peaslee Technical Training Center. Customized programs possible.
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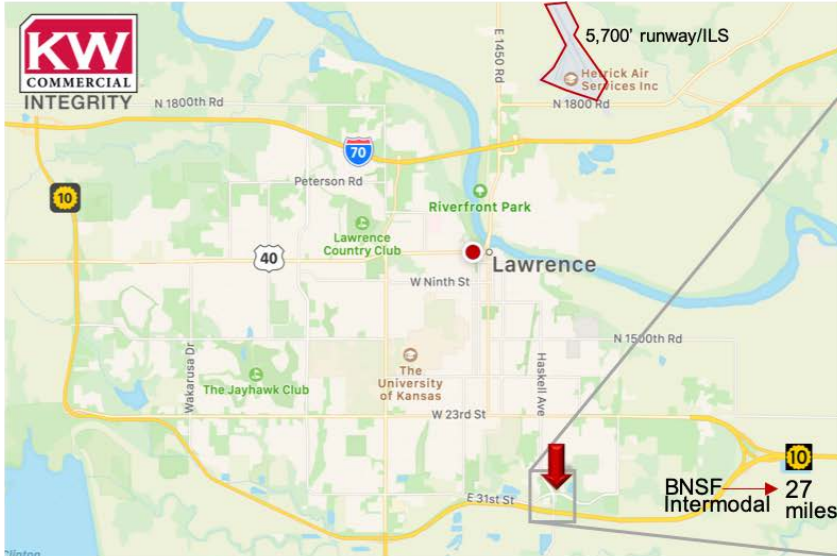
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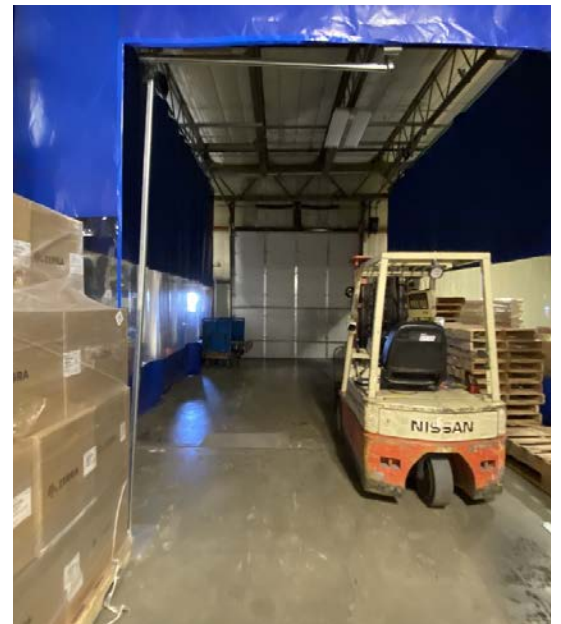
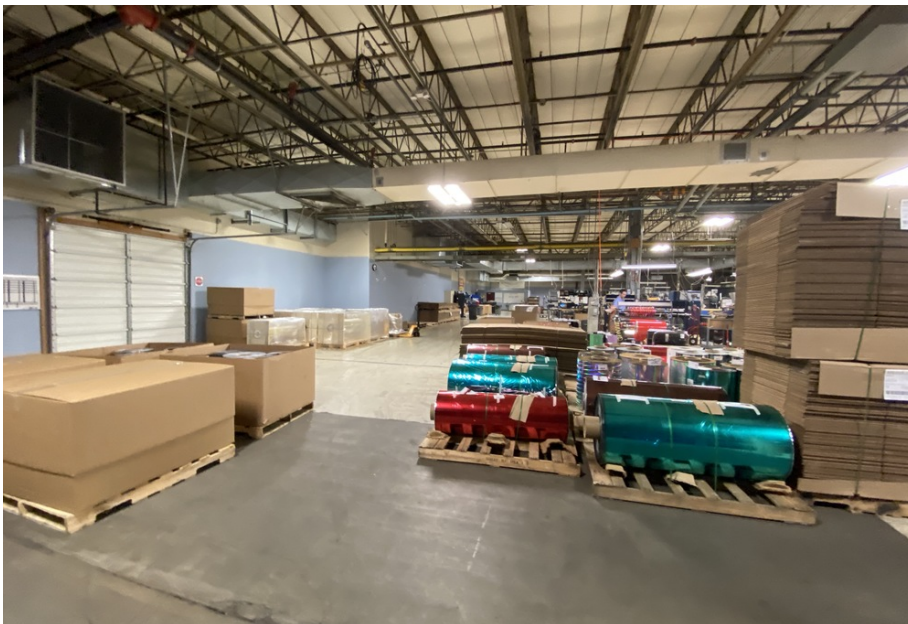


22,917 sq.ft manufacturing/flex industrial



POWER: 208/400 3 phase with electrical busbar (6k amps)
FIRE: high flow fire suppression system
AIR: industrial Air compressor & distribution system throughout
TRAINING: Co-located with Peaslee Tech center <https://peasleetechnology.com>
DOCK: 2 dock level - 1 ground level 12' overhead doors

EXCELLENT ACCESS:



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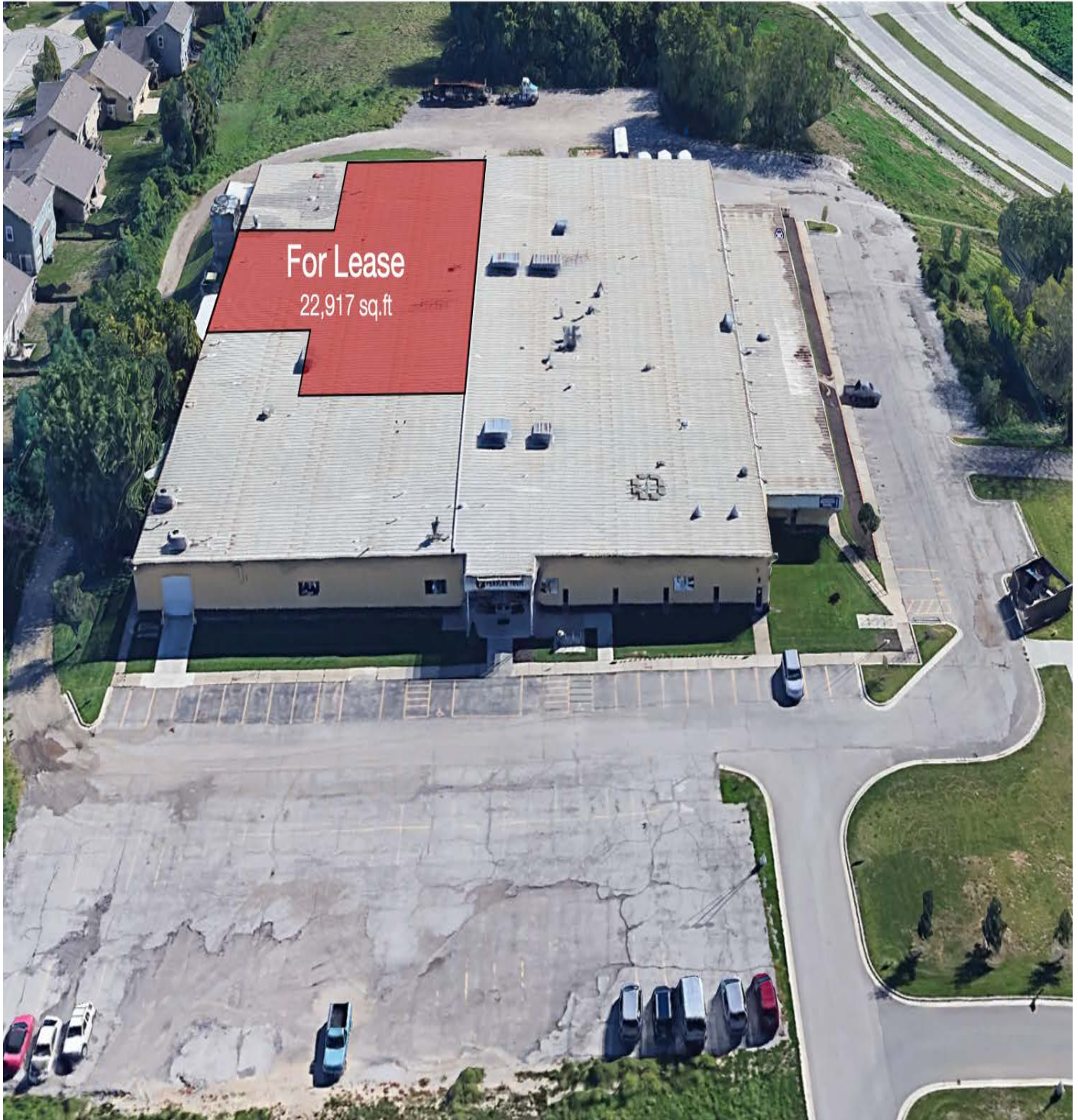
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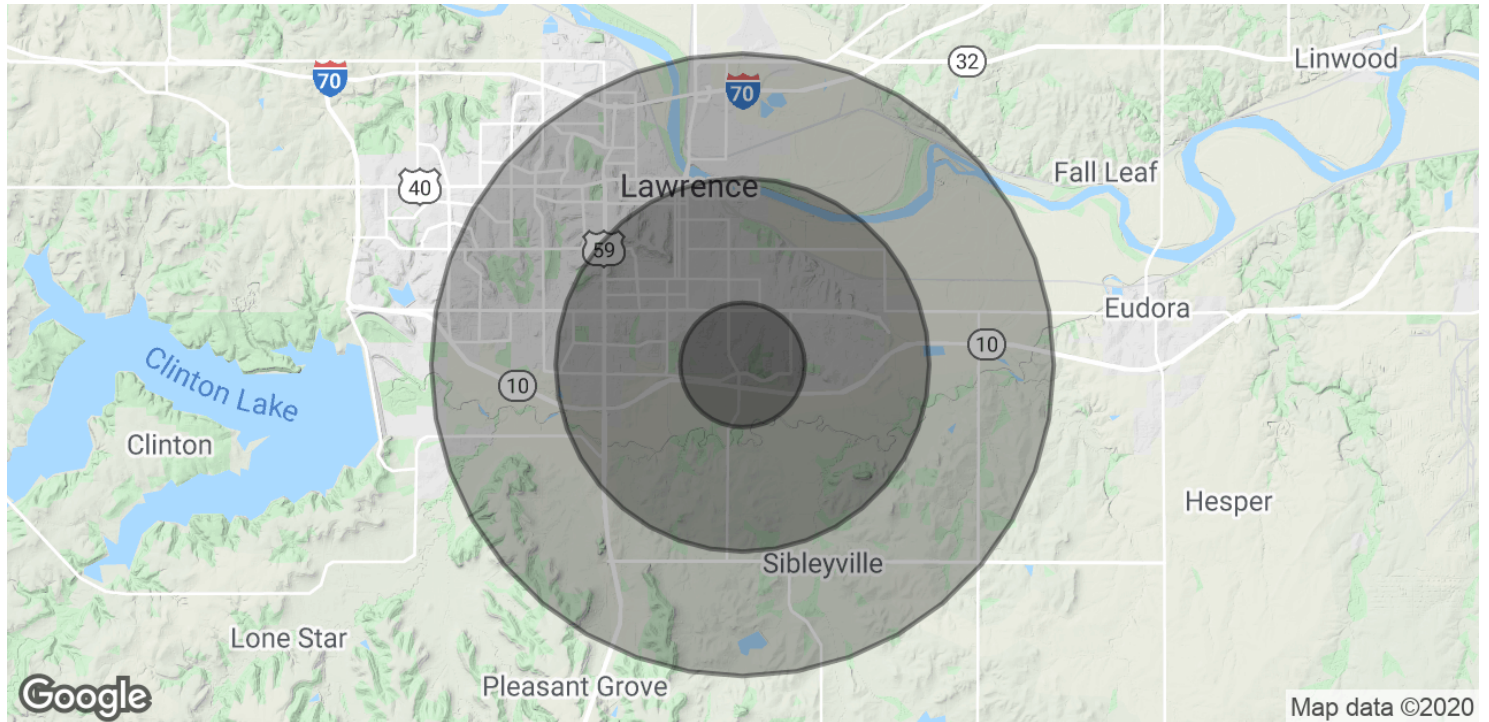
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,544	39,447	79,442
Average age	27.8	26.7	27.5
Average age (Male)	27.0	26.4	26.7
Average age (Female)	28.8	27.1	28.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,299	15,248	30,978
# of persons per HH	2.7	2.6	2.6
Average HH income	\$53,367	\$43,561	\$48,790
Average house value	\$149,487	\$149,238	\$156,682

** Demographic data derived from 2010 US Census*

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