

## Neenan Building - Direct

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## American Real Estate & Investments, Inc.



**1725 Haskell Ave**  
Lawrence, KS 66046

<b>County:</b>	Douglas
<b>Suite/Floor:</b>	1
<b>Space Type:</b>	Industrial Distribution Warehouse
<b>Lease Type:</b>	Full Service Gross
<b>Date Available:</b>	Vacant
<b>Space Available:</b>	5,000 SF
<b>Rental Rate:</b>	\$7.50/SF/Year
<b>Building Size:</b>	5,000 SF
<b>Year Built:</b>	2001
<b>Status:</b>	Available
<b>LoopNet ID:</b>	13336721

<http://listing.loopnet.com/13336721>

### Space Description

Brand New Building built 2001, One of the nicer new buildings available in Lawrence, Excellent local

### Property Description

2001 built, very nice steel frame construction, open shell, ample parking, sufficient room for semi's, Great location for distribution center or light industrial  
Amenity Description: Due to the unique construction of this building it would lend itself to easily being used with two stories of offices and or mezzanine areas for storage.  
Construction Description: Brand New, Steel Fabrication, 14' Overhead Door, 20' ceiling clearance, built by one of Lawrence's most reputable construction firms. Very tight new building !

### Location Description

Nearly 100,000 population, one of the fastest growing communities in the midwest. Home to the University of Kansas & Haskell Indian University. Topeka & Kansas city within thirty minutes drive. This location is just minutes north of K10 Highway on Haskell avenue

### Zoning Description

Light Industrial

