

Unique Opportunity

Manufacturing or Light Distribution

2201 Noria Road
Lawrence, KS

105,000+/- SF Available - East Hills Business Park





Building Highlights

+105,000 +/- SF
(Divisible)

+Currently office
buildout that can be
converted to industrial
space

+2 docks and 1 van high
door, with ability to add
2 additional docks and
grade level loading

+22'-24' ceiling heights

+Heavy Power

+Currently full HVAC

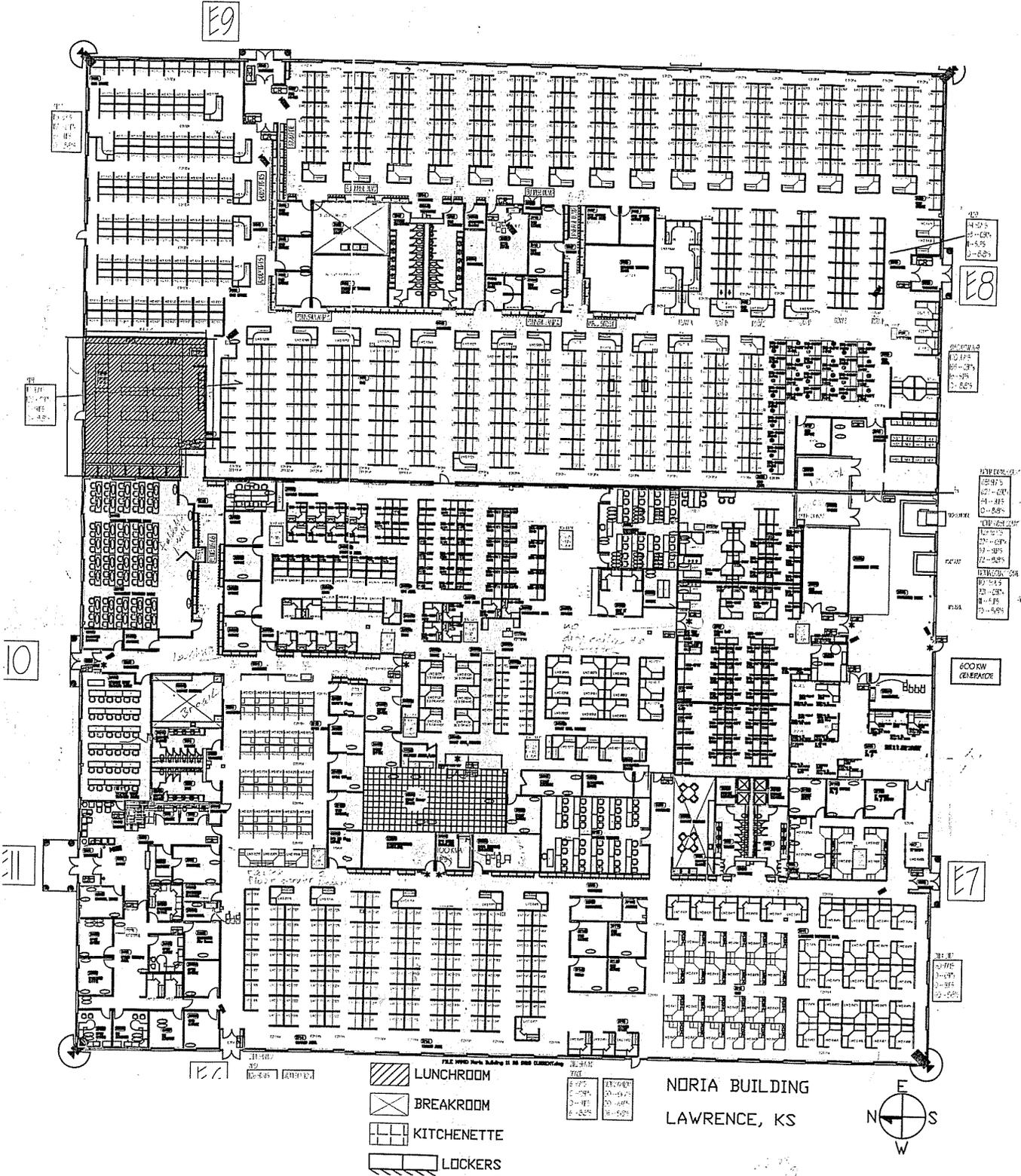
+3.36 +/- Acres (North
parking lot) provides
developable land
opportunity

+Easy Highway Access

+Lease Rate: TBD

**+For Sale: Call for
Pricing**

Existing Floor Plan





Existing Receiving Area



Office Buildout - Furniture Available



Existing Loading
Additional doors can be added



Training Rooms, Data Center, Breakroom, etc.
All existing if needed

Contact Us

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