

Industrial Building For Sale or Lease  
800-810 E. 10th Street  
Lawrence, Kansas

150,988± SF Available

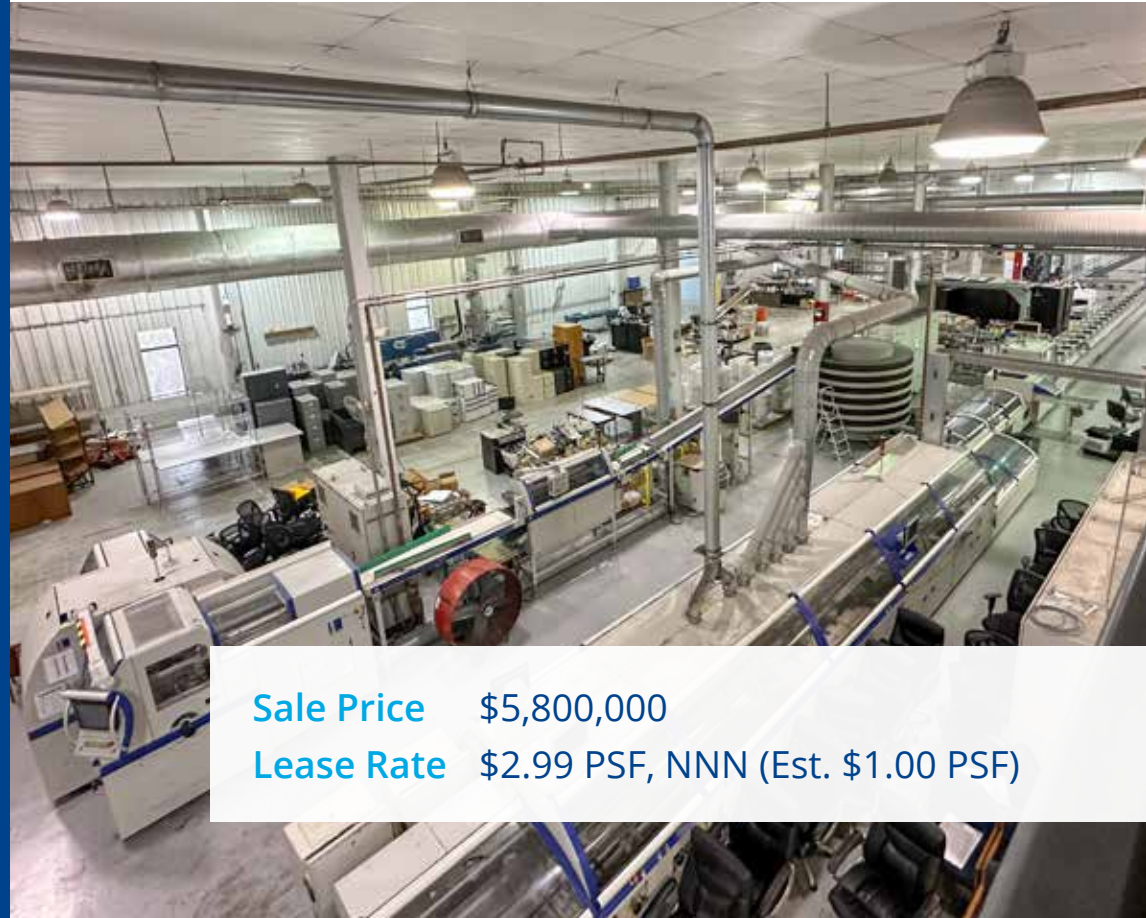


## Property Features

Building Size	150,988± SF
Office Size	53,777± SF
Available Space	150,988± SF
Site Size	8.67 acres
Clear Height	Press: 19'7"
	Bindery: 21'3"
	Paper warehouse: 19'
	Back issues: 20'
Column Spacing	Press: 38'x40'
	Bindery: 25'x35'
	Paper warehouse: None
	Back issues: Avg. 20'x40'
Loading	3 dock-high doors (9'x10')
	5 dock-high doors (8'x9')
	1 dock-high door (10'x10')
	1 ground level door (12'x14')
	1 drive-in door (8'x10')
Construction	Concrete block
Lighting	Combination of metal halide and LED
Sprinkler	NA
Roof	TPO
Floor Slab	6" reinforced concrete
Warehouse Heating	Gas-fired units
HVAC	Fully air-conditioned office
Electrical	2,500 amp, 480v, 3-phase
Utilities	Electric: Eergy
	Water: City of Lawrence
	Gas: Black Hills Energy
Parking	165 stalls
Zoning	IG
Access	East of downtown with easy access to I-70, K-10, and Highway 59; minutes away from Lawrence Regional Airport
Paving & Surfacing	Combination of asphalt, concrete & gravel

## 800-810 E. 10th Street

The former Allen Press building at 800-810 E. 10th Street offers 150,988± SF of industrial space on an 8.67-acre site just east of downtown. The property includes 53,777± SF of office space, 97,211± SF of warehouse space, and excellent connectivity with easy access to I-70, K-10, and Highway 59, as well as proximity to Lawrence Regional Airport. With clear heights ranging from 18 to 21 feet, the facility offers flexible column spacing and efficient loading with nine dock-high doors and two drive-in doors. Don't miss this welcomed addition to the Lawrence industrial market.



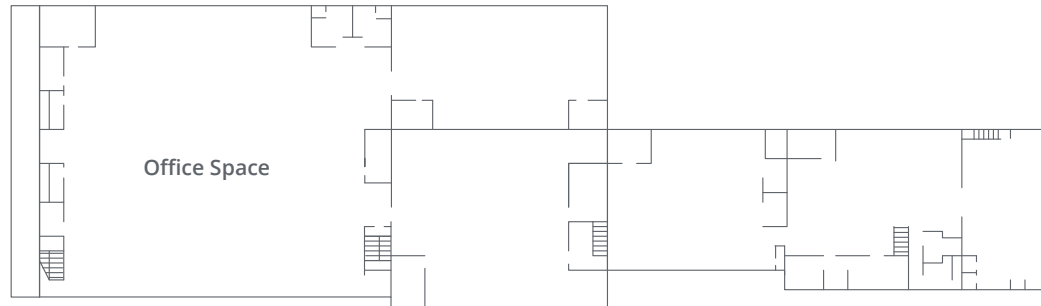
**Sale Price** \$5,800,000

**Lease Rate** \$2.99 PSF, NNN (Est. \$1.00 PSF)

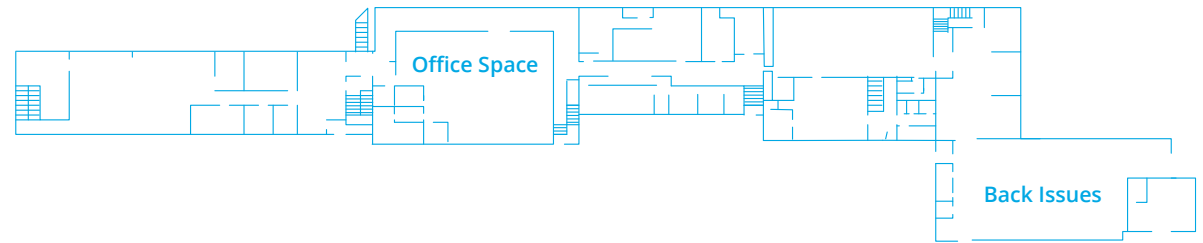
# Floor Plans



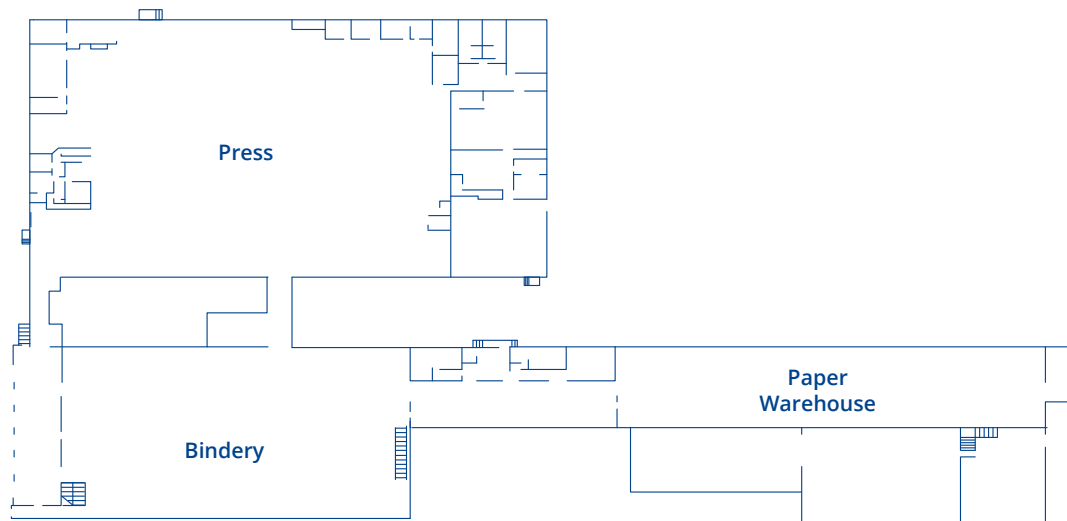
**2nd Floor: 35,744± SF**



**1st Floor: 39,517± SF**



**Operations: 75,725± SF**





For Sale or Lease | 800-810 E. 10th Street, Lawrence, Kansas



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