INDUSTRIAL/OFFICE

IRG
Industrial Realty Group, LLC

FOR LEASE

2400 Pioneer Drive, El Dorado KS 67042

2400 Pioneer Drive

2400 Pioneer Drive in El Dorado, Kansas, is a 204,855-square-foot industrial facility situated on a 16.8-acre lot within the I-1 Light Industrial zoning district. Built in 1989, this single-tenant warehouse is available for lease at a rate of $4.50 per square foot on a triple net (NNN) basis. The property features ceiling heights ranging from 20 to 25 feet, 14 dock-high doors, 1 drive-in door, and a 2,000-amp electrical service. It is fully sprinklered for fire protection and provides ample parking for employees and trailers. The facility is well-suited for a variety of industrial operations including manufacturing and distribution. Its location offers easy access to U.S. Highway 54 and Interstate 35, ensuring efficient logistics and connectivity.

Property Details

Total Sq. Ft.	233,884
Avail. Sq. Ft.	109,018
No. of Buildings	2
Acres	23
Zoning	Industrial
Dock Doors	12
Drive-In Doors	1

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