



### PROPERTY DESCRIPTION

This fully climate-controlled 7,150 SF office-warehouse offers a unique leasing opportunity with a highly versatile layout and top-tier infrastructure designed to meet a variety of business needs. The office space features a welcoming reception area, five private offices, a dedicated server room, conference room, two bathrooms and kitchen. In addition the property boasts a climate-controlled warehouse that includes built-out air-conditioned lab space, making it ideal for industrial lab testing or instrument calibration. This unique feature enhances the facility's suitability for companies in specialized industries, ensuring a controlled environment for critical operations. The property also includes 3-phase power, two large generators, and ample parking.

### PROPERTY HIGHLIGHTS

- Fully climate-controlled 7,150 SF office-warehouse with a versatile layout and high-end infrastructure
- Built-out air-conditioned lab space ideal for industrial lab testing or instrument calibration
- Office Area- features 5 offices, server room, conference room, kitchen, and 2 restrooms
- 3-phase power, two large generators for seamless operations

### OFFERING SUMMARY

<b>Sale Price:</b>	\$795,000
<b>Lease Rate:</b>	\$12.50 SF/yr (NNN)
<b>Building Size:</b>	7,150 SF
<b>Lot Size:</b>	0.88 Acres





**JOHN DEARMOND**

Licensed in LA

225.202.4649

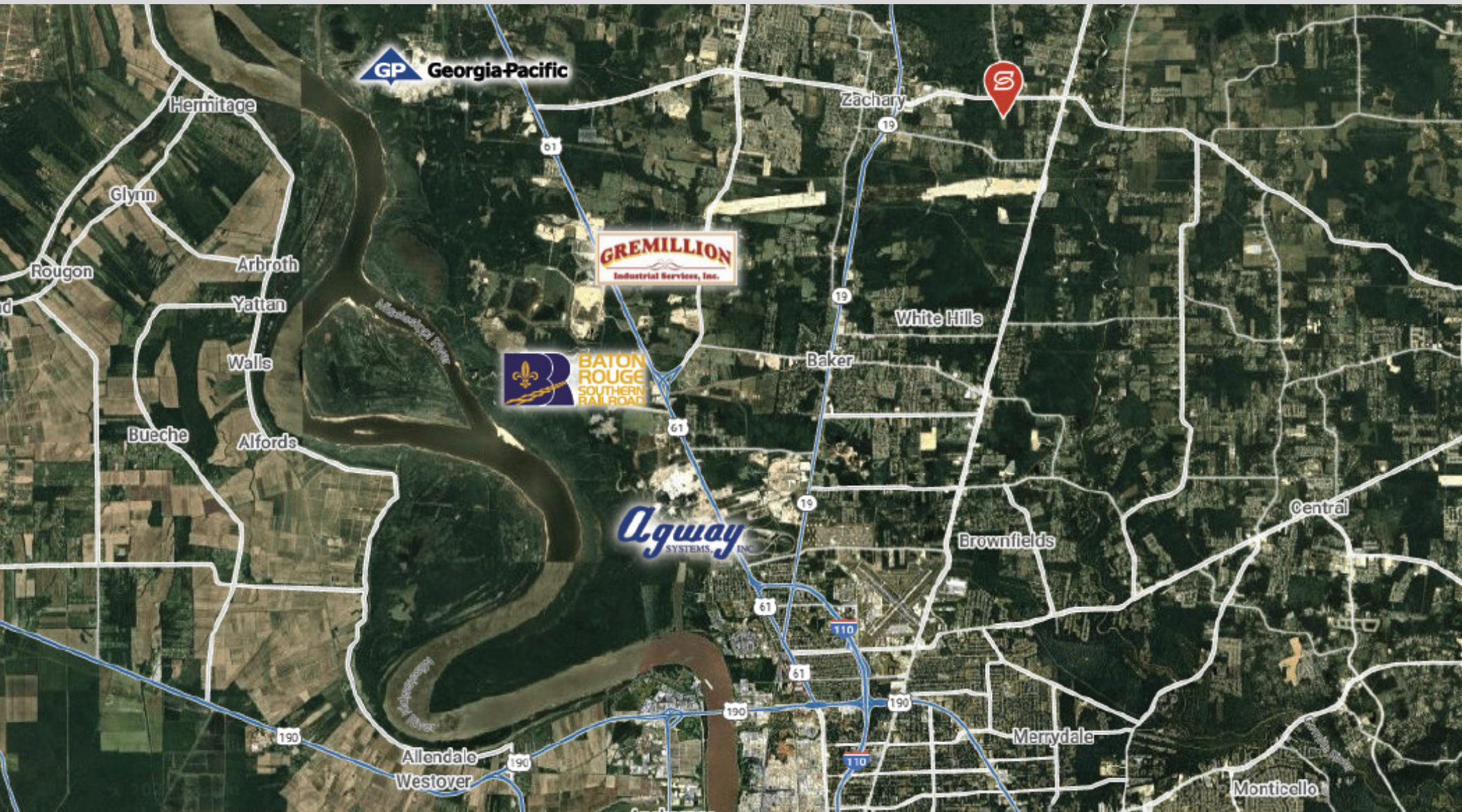
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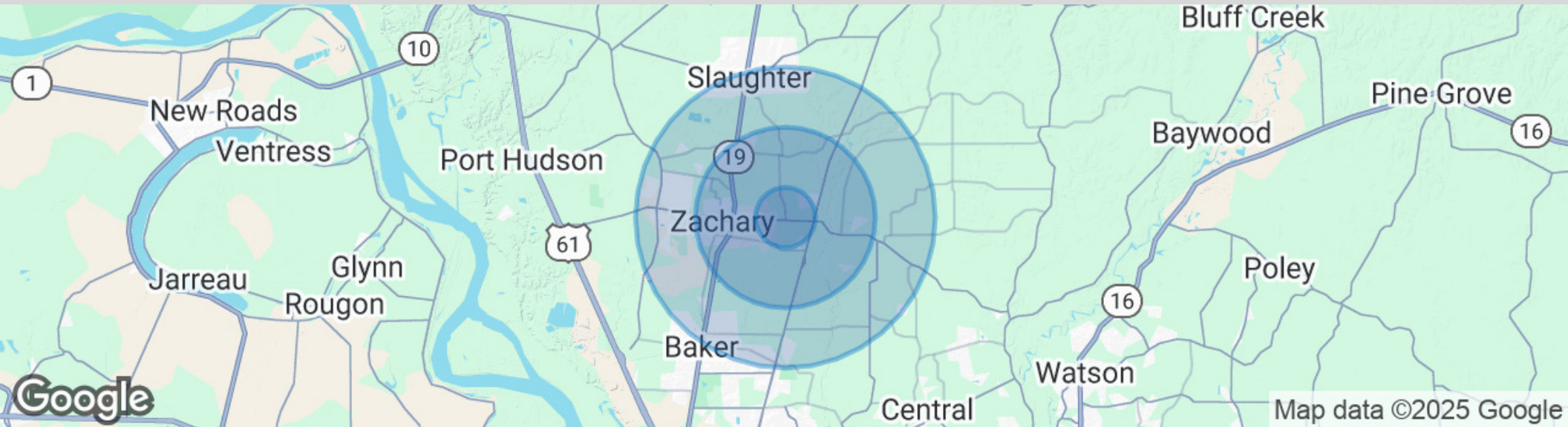
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,697	11,095	33,979
Average Age	38	39	38
Average Age (Male)	36	37	37
Average Age (Female)	40	41	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	630	4,137	12,392
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$90,218	\$92,930	\$92,078
Average House Value	\$286,721	\$295,207	\$284,438

Demographics data derived from AlphaMap

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