

EXECUTIVE SUMMARY

5275 GLENOLA INDUSTRIAL DRIVE



OFFERING SUMMARY

LEASE RATE:	\$3.50/sqft/yr + \$1,000/mo CAM
LEASE TERM:	Negotiable
ZONING:	LI
AVAILABLE SF:	45,140 +/-
WAREHOUSE SF:	43,000 +/-
OFFICE SF:	2,140 +/-
CLEAR HEIGHT:	15' center, 13' sides
DOCK DOORS:	8
GRADE DOORS:	2
POWER:	3 phase
FIRE SYSTEM:	Sprinkled
CONSTRUCTION TYPE:	Metal

PROPERTY HIGHLIGHTS

- Located approximately 0.4 miles from I-74/US Hwy 311, providing quick and easy access.
- Warehouse is heated via suspended gas heaters
- 2 restrooms located in the office space, and 2 restrooms accessible from the warehouse.
- Ample parking and loading docks



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

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musgrave@kwcommercial.com
316135, NC

PROPERTY PHOTOS
5275 GLENOLA INDUSTRIAL DRIVE



PROPERTY PHOTOS

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SITE LOCATION

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Each Office Independently Owned and Operated

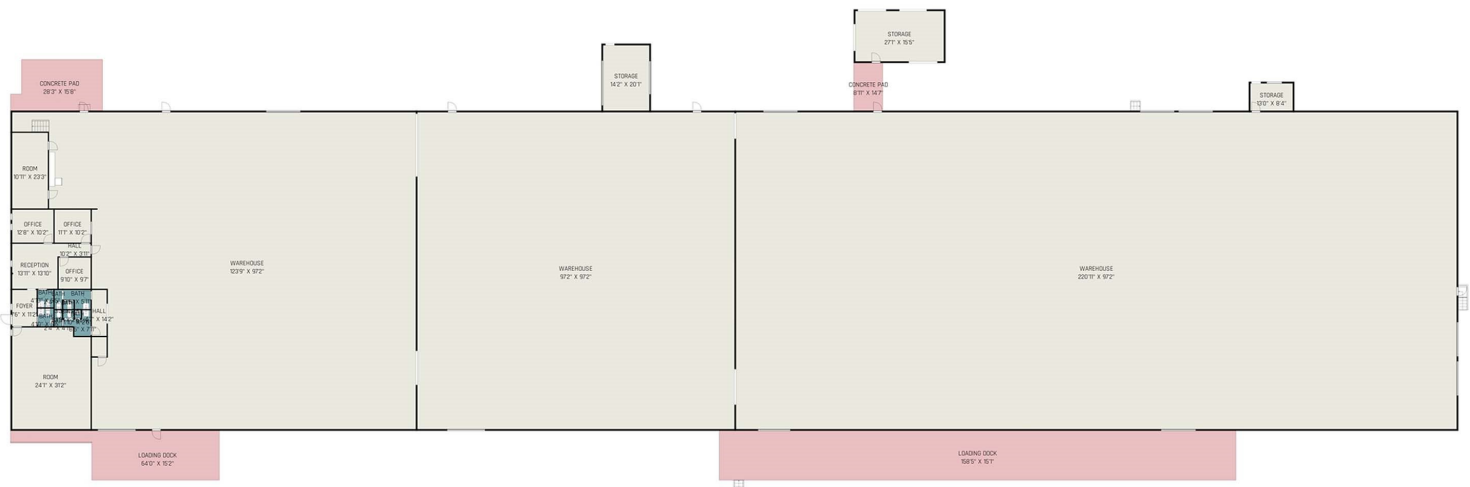
ATTACHMENT 1

5275 GLENOLA INDUSTRIAL DRIVE



5275 GLENOLA INDUSTRIAL DRIVE - FIRST FLOOR

Gross Leasable Area - 45140 Sq Ft



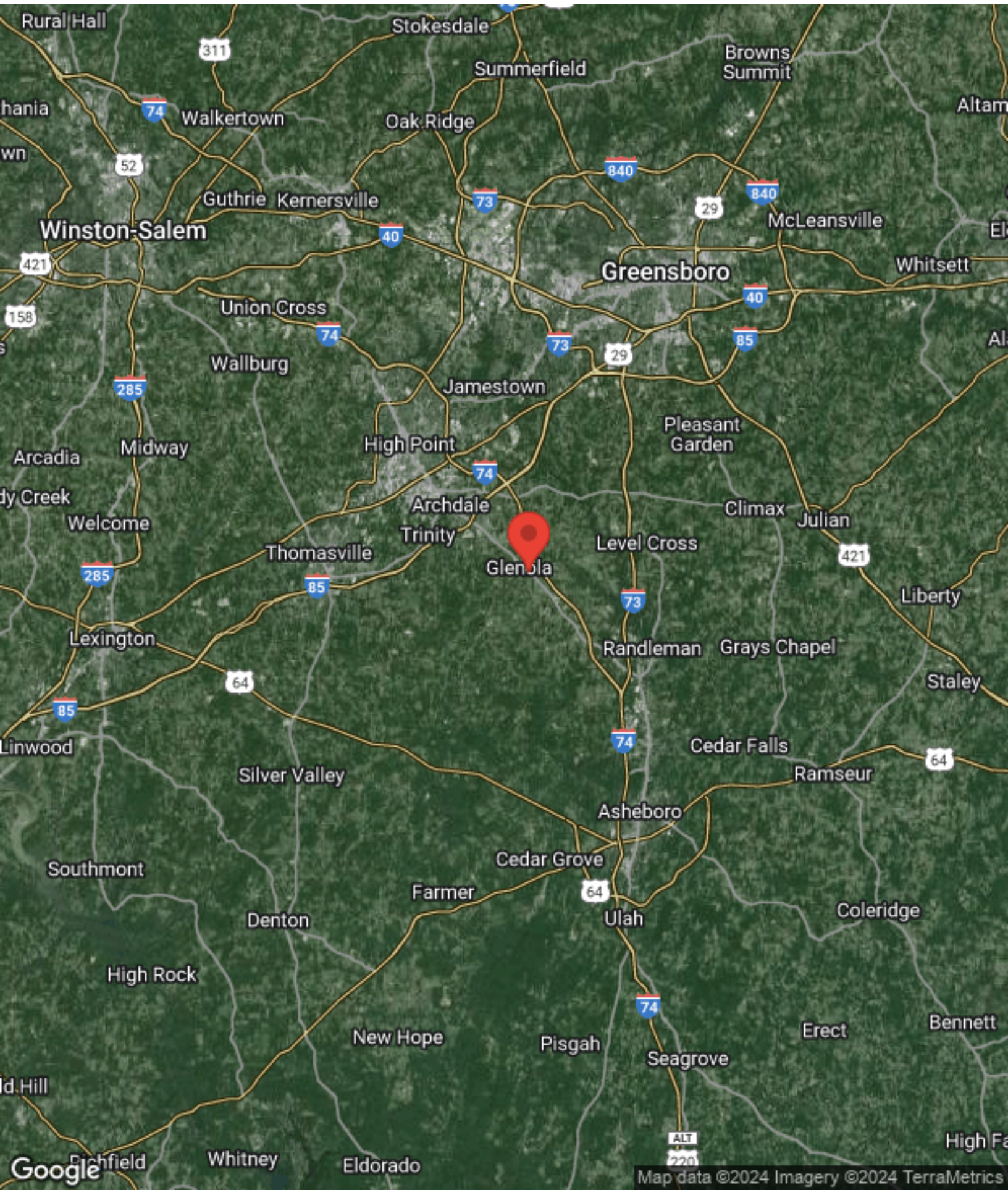
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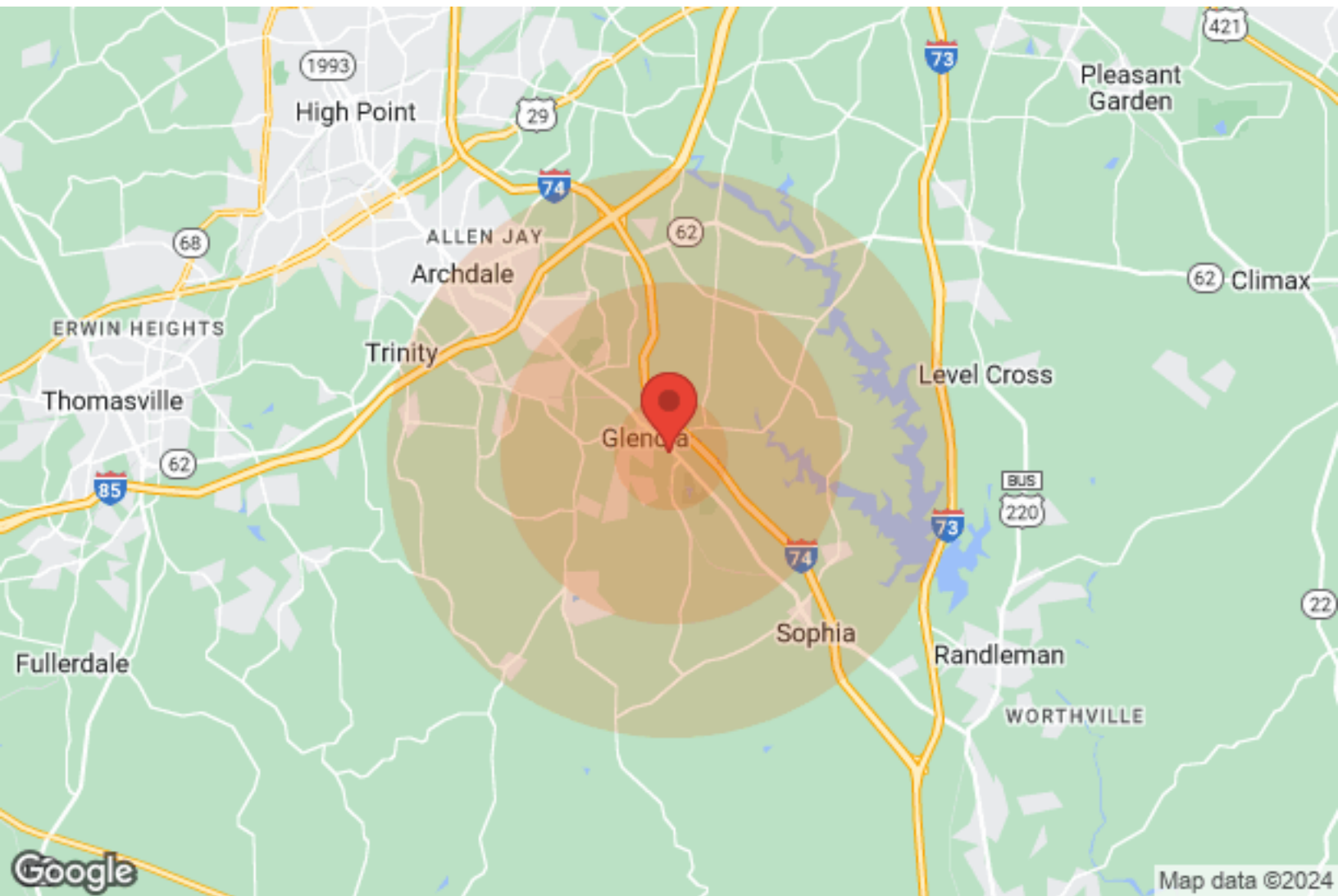
REGIONAL MAP

5275 GLENOLA INDUSTRIAL DRIVE



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,329	5,695	11,453
Female	1,308	5,314	11,468
Total Population	2,637	11,009	22,921

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	403	1,763	3,854
Ages 15-24	347	1,577	3,152
Ages 25-54	966	4,067	8,469
Ages 55-64	400	1,530	3,044
Ages 65+	521	2,072	4,402

Race	1 Mile	3 Miles	5 Miles
White	2,609	10,479	21,706
Black	1	178	511
Am In/AK Nat	2	4	13
Hawaiian	N/A	N/A	N/A
Hispanic	4	254	533
Multi-Racial	42	384	768

Income	1 Mile	3 Miles	5 Miles
Median	\$59,002	\$59,002	\$47,906
< \$15,000	138	362	1,003
\$15,000-\$24,999	35	285	970
\$25,000-\$34,999	150	654	1,333
\$35,000-\$49,999	155	758	1,478
\$50,000-\$74,999	194	824	1,887
\$75,000-\$99,999	229	749	1,343
\$100,000-\$149,999	117	481	810
\$150,000-\$199,999	N/A	53	76
> \$200,000	13	101	164

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,092	4,927	10,544
Occupied	1,024	4,600	9,736
Owner Occupied	866	3,810	7,633
Renter Occupied	158	790	2,103
Vacant	68	327	808

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