

For Lease

# Industrial Property

5,132 SF | Negotiable



## PROPERTY DESCRIPTION

- Excellent location in the busy trade area of south meadows adjacent to Winco Foods and Dollar Tree and across the street from South Creek Retail Center.
- Easy access to the on and off ramps of US I-580 Exit 60 (South Meadows Parkway).
- 115,000 ADT US I-580 behind Foothill Commerce Center.
- Well maintained building and landscaping.

This class A industrial flex building is located in the Foothill Commerce Center and is parallel to US I-580. It was built in 2003 and has been very well maintained. It includes 1,760 square feet of office/open workspace or retail display in front, two restrooms, a breakroom, and 3,372 square feet of warehouse/shop space.

- 1 14x14 Grade level roll-up door in rear of the building
- Fully Sprinklered
- Zoning: MS, Mixed-Use Suburban
- Monument and Fascia signage available.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,132 SF
Year Built:	2003

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,372	17,327	43,943
Total Population	5,269	41,763	108,195
Average HH Income	\$81,794	\$92,679	\$82,141



A photograph of a modern building entrance. The entrance features a large glass door with a white 'D' logo above it. Above the door is a canopy made of metal mesh. The building has a light-colored, textured facade. To the left of the entrance is a green tree, and to the right is a large green bush. A red banner at the top left of the image contains the text 'Additional Photos' in white. A long shadow of a light fixture is cast on the building's facade to the right.





## Additional Photos



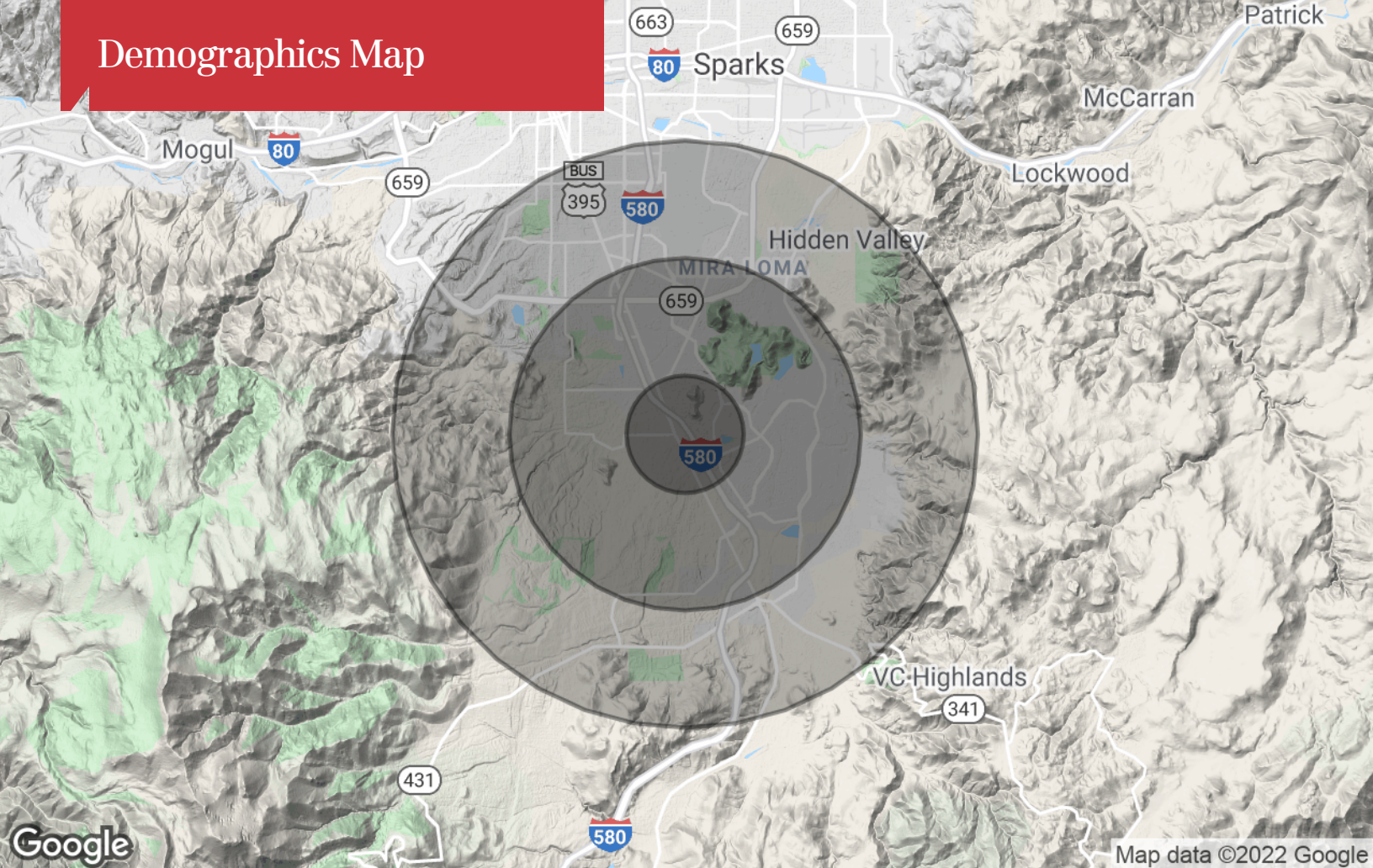


# Location Maps





# Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,269	41,763	108,195
MEDIAN AGE	37.5	39.2	37.2
MEDIAN AGE (MALE)	37.0	37.9	36.5
MEDIAN AGE (FEMALE)	37.7	39.9	37.8
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,372	17,327	43,943
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$81,794	\$92,679	\$82,141
AVERAGE HOUSE VALUE	\$326,195	\$380,426	\$404,824
Race	1 Mile	3 Miles	5 Miles
% WHITE	84.9%	84.6%	83.0%
% BLACK	3.3%	2.1%	2.3%
% ASIAN	6.4%	7.6%	6.5%
% HAWAIIAN	0.1%	0.4%	0.5%
% INDIAN	0.1%	0.7%	1.1%
% OTHER	5.4%	5.1%	7.1%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	16.3%	18.0%	24.9%

\* Demographic data derived from 2010 US Census