



PEAK INNOVATION CENTER

INDUSTRIAL FOR LEASE/SALE

12,160 SF available
6 grade level doors
400 amps of 3-phase 208 power
24' minimum clear height
±800 SF built-to-suit office space
Additional yard/parking potentially available
Ideal for service/retail uses such as auto service & repair
Eastown Zoning → ZONING CODE → ZONING MAP

PRICING

LEASE RATE	\$24.00/SF/Year
NNN RATE	\$6/SF/YEAR
MONTHLY BASE RENT	\$24,320.00
TOTAL MONTHLY RENT	\$30,400.00

For more leasing information contact

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Aerial View Looking Northwest



View Looking Southeast

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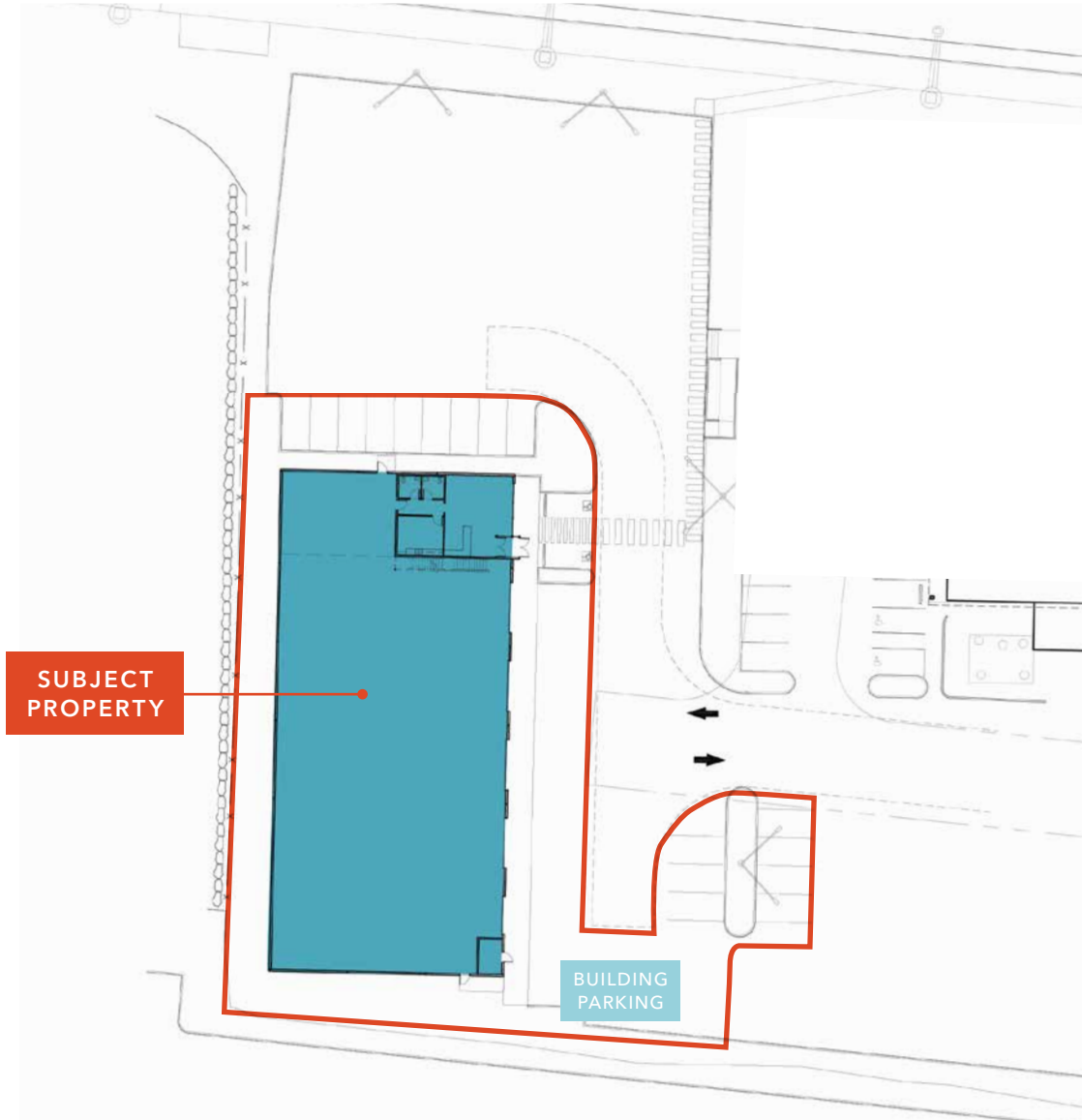


12,160 SF

AVAILABLE

\$24.00/SF/YR

LEASE RATE (PLUS NNN)



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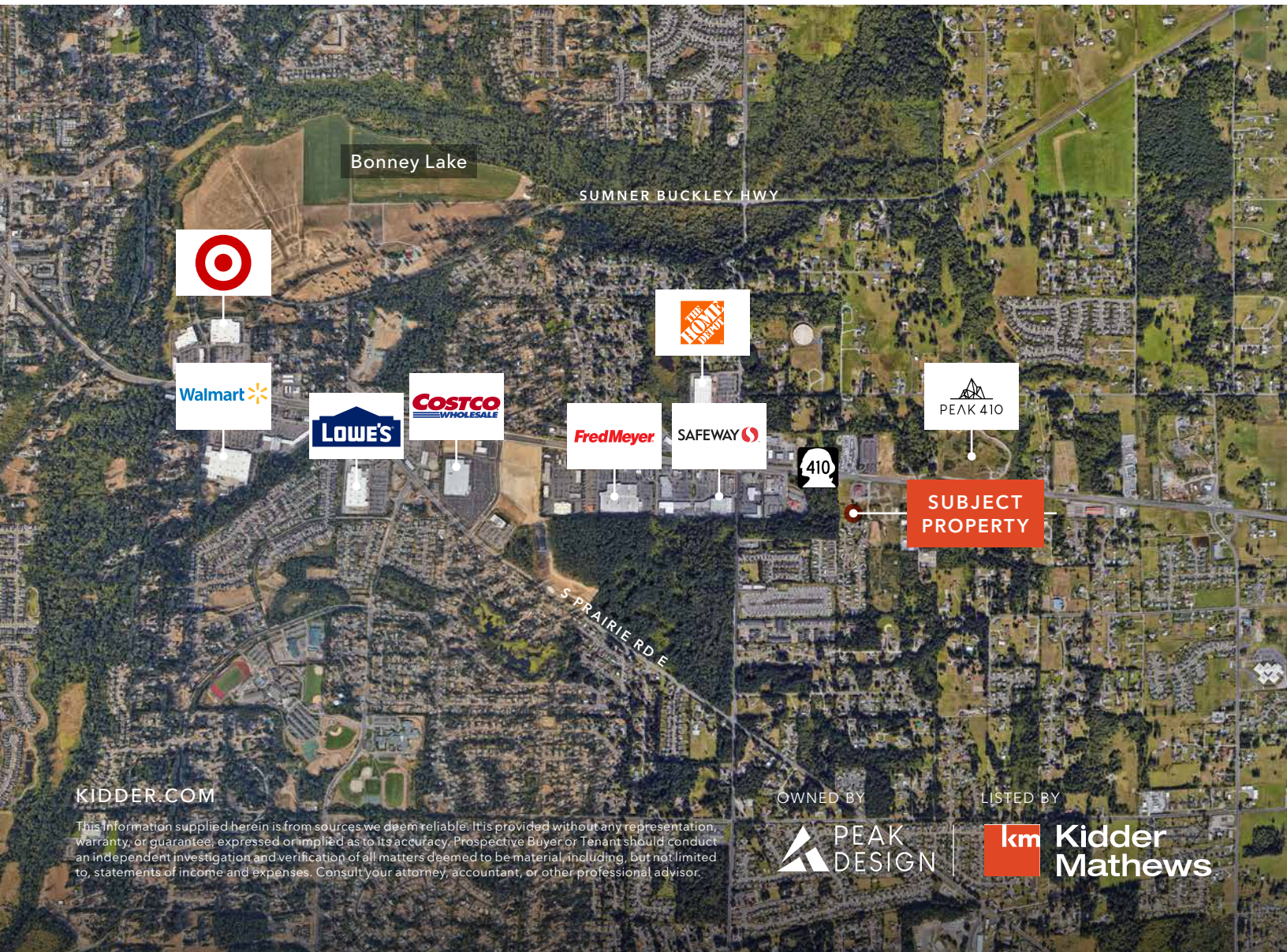
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POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	5,973	46,894	77,090
2028 PROJECTION	6,627	50,818	83,248
PROJECTED GROWTH 2023 - 2028	654 (2.2%)	3,924 (1.7%)	6,158 (1.6%)

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	2,071	15,961	26,954
2028 PROJECTED	2,395	18,021	30,270
2020 CENSUS	1,974	15,383	25,894
GROWTH 2023 - 2028	324 (3.1%)	2,060 (2.6%)	3,317 (2.5%)



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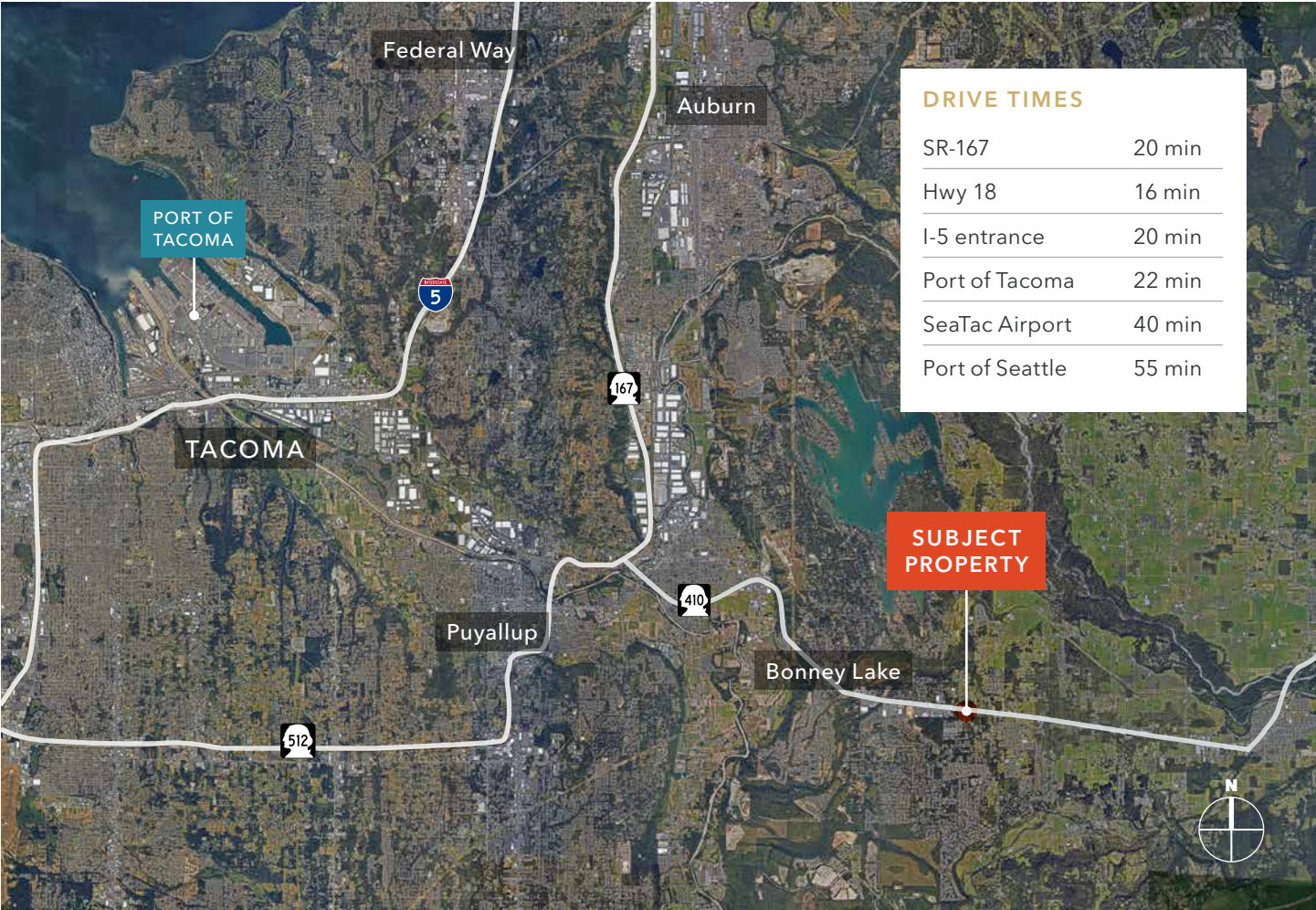
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