

# 164 Team Track Road

Auburn, CA 95603

For Lease

*Industrial*

Property Summary



## Property Highlights

- 10' - 12' Clear Height
- Suite 164-4: +/- 1,658 SF
- Suite 164-5: +/- 2,544 SF
- Total Available: +/- 4,202 SF
- Parking: 3/1,000 SF
- Zoning: M-2 Heavy Industrial
- Power: 100-200 Amps, 120/208V, 3 Phase
- Lease Rate: \$0.90 Per SF Industrial Gross

## Offering Summary

Lease Rate	\$0.90 per month (MG; Gross)
Available SF	1,658 - 2,544 SF
Building Size	30,976 SF

## Demographics

	0.3 Miles	0.5 Miles	1 Mile
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Total Households	653	1,349	3,393
Total Population	1,349	2,792	7,371
Average HH Income	\$96,277	\$92,356	\$97,920

JIM ESWAY

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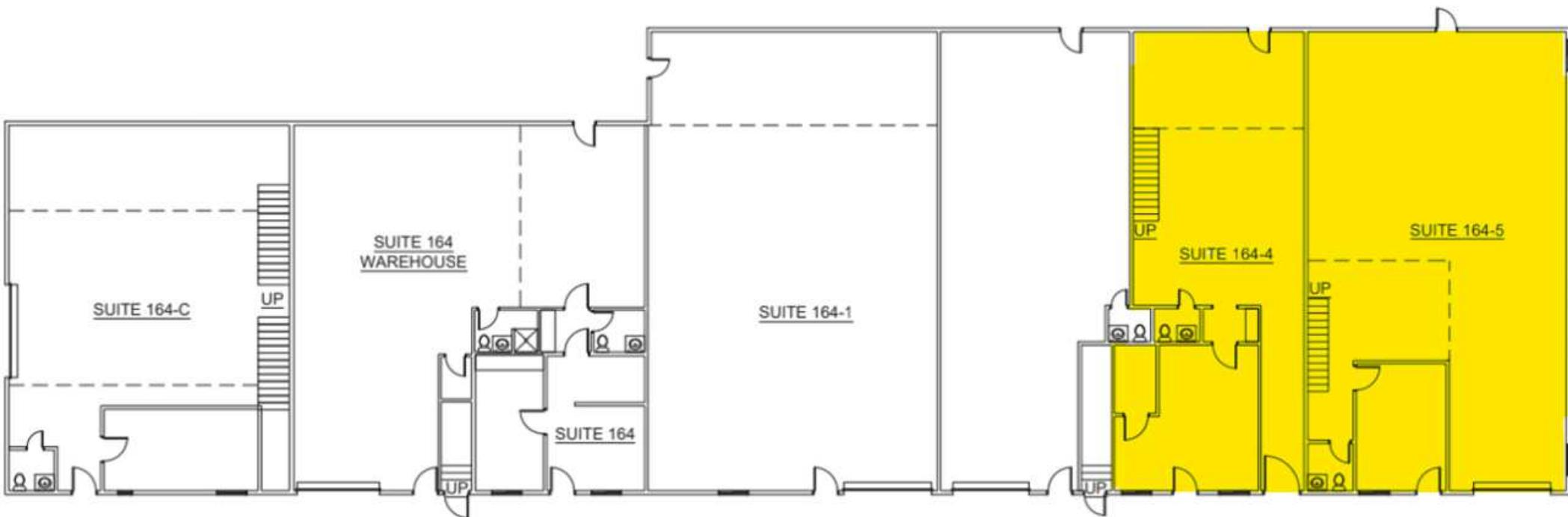
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Floor Plan 164: Suites #4 & #5



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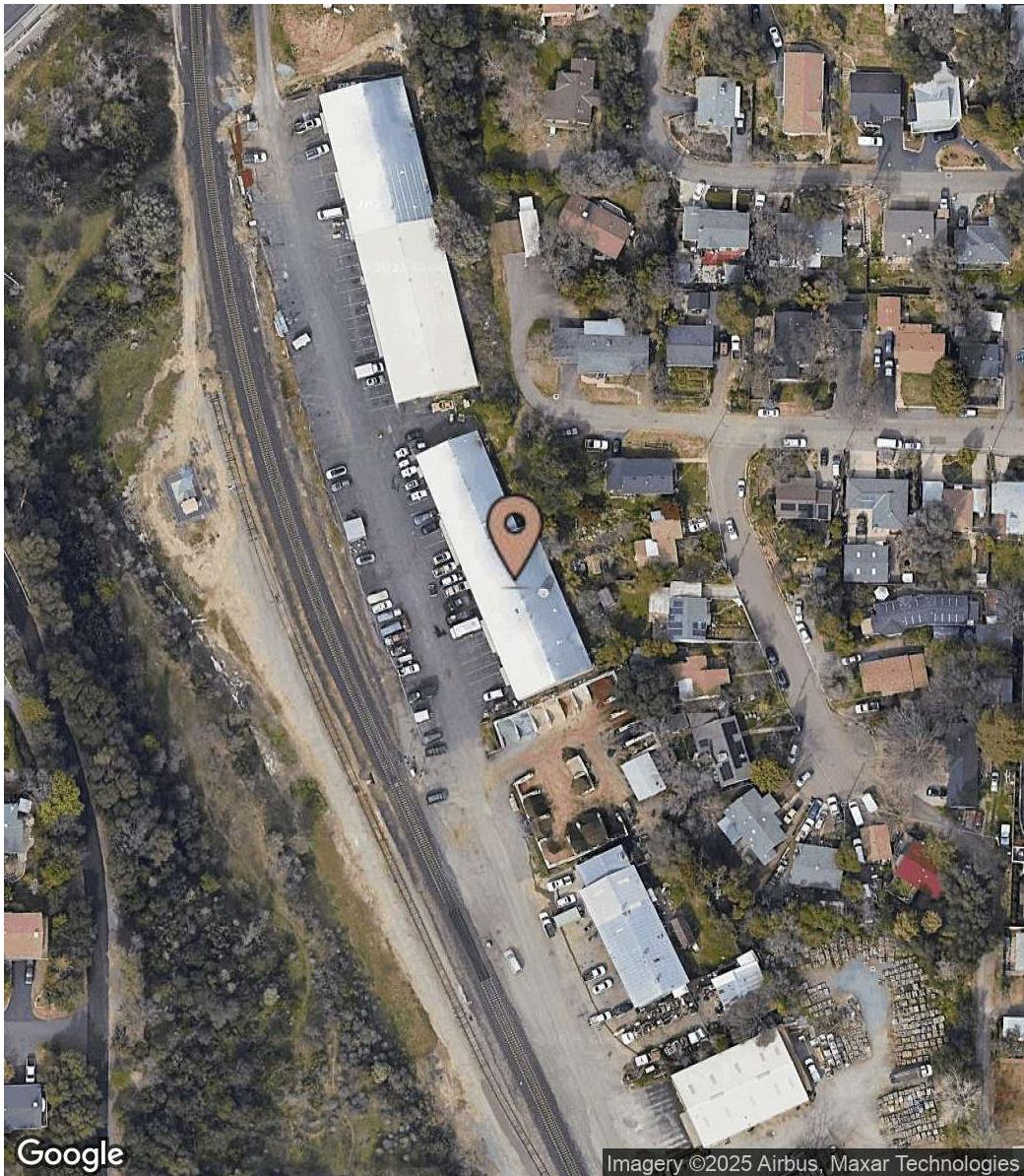
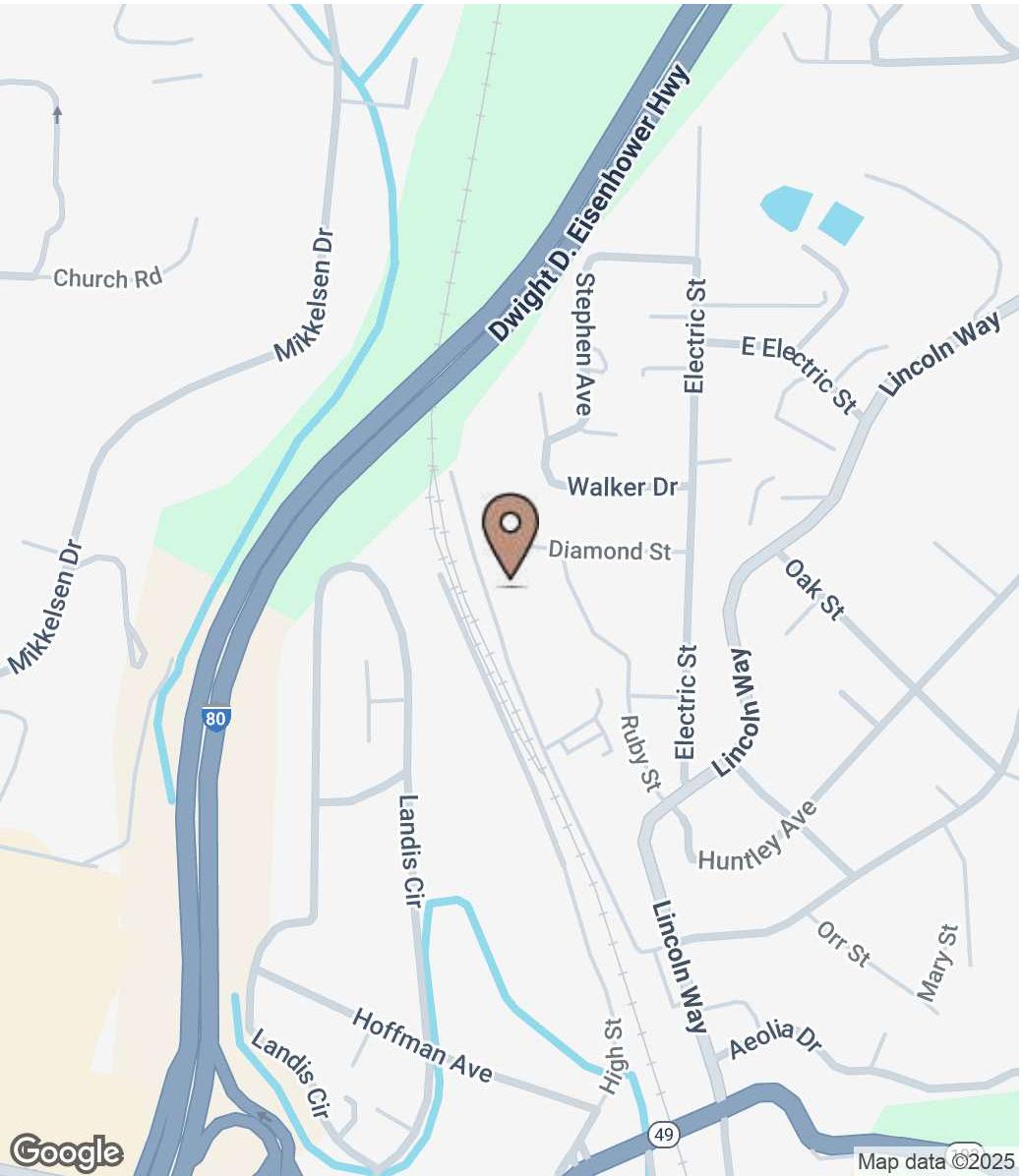
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Location Map



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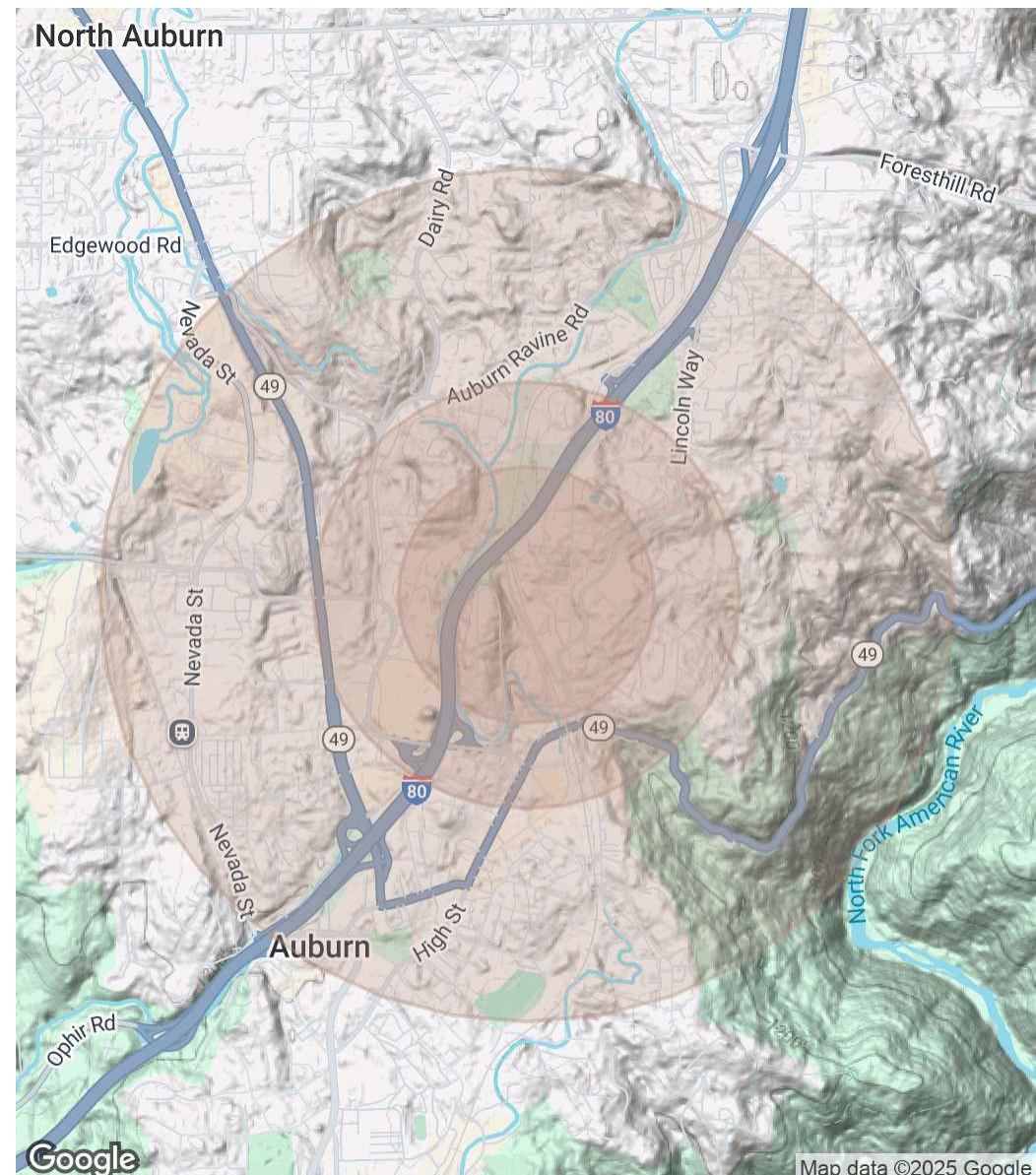
Industrial

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,349	2,792	7,371
Average Age	46	48	46
Average Age (Male)	43	44	44
Average Age (Female)	48	50	48

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	653	1,349	3,393
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$96,277	\$92,356	\$97,920
Average House Value	\$679,264	\$662,882	\$678,116

Demographics data derived from AlphaMap



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