



### Property Description

\$7,500.00/MO + NNN  
NNN estimated at \$.12/SF/MO

### Property Highlights

- 7,500 Total
- 6,000 SF: 1,721 SF of Office & 4,279 SF of Warehouse
- Plus 1,500 SF of Mezzanine Storage
- For a total of 7,500 SF
- Partially fenced 1.02 acre lot
- 15' clear height
- 600 Amps 208v
- (2) 12' x 14' grade level roll up doors

### Offering Summary

Lease Rate:	\$7,500.00 SF/MO + NNN
NNN:	~\$0.12/SF
Available SF:	7,500 SF
Lot Size:	1.02 Acres

### Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	45	123	316
Total Population	106	291	736
Average HH Income	\$134,840	\$133,584	\$119,812

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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	106	291	736
Average Age	49	49	49
Average Age (Male)	47	47	48
Average Age (Female)	50	50	50
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	45	123	316
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$134,840	\$133,584	\$119,812
Average House Value	\$650,407	\$642,147	\$551,575

*Demographics data derived from AlphaMap*

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