



Accelerating success.

For Lease



*Dock High and Portable
Dock Available*

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For Lease



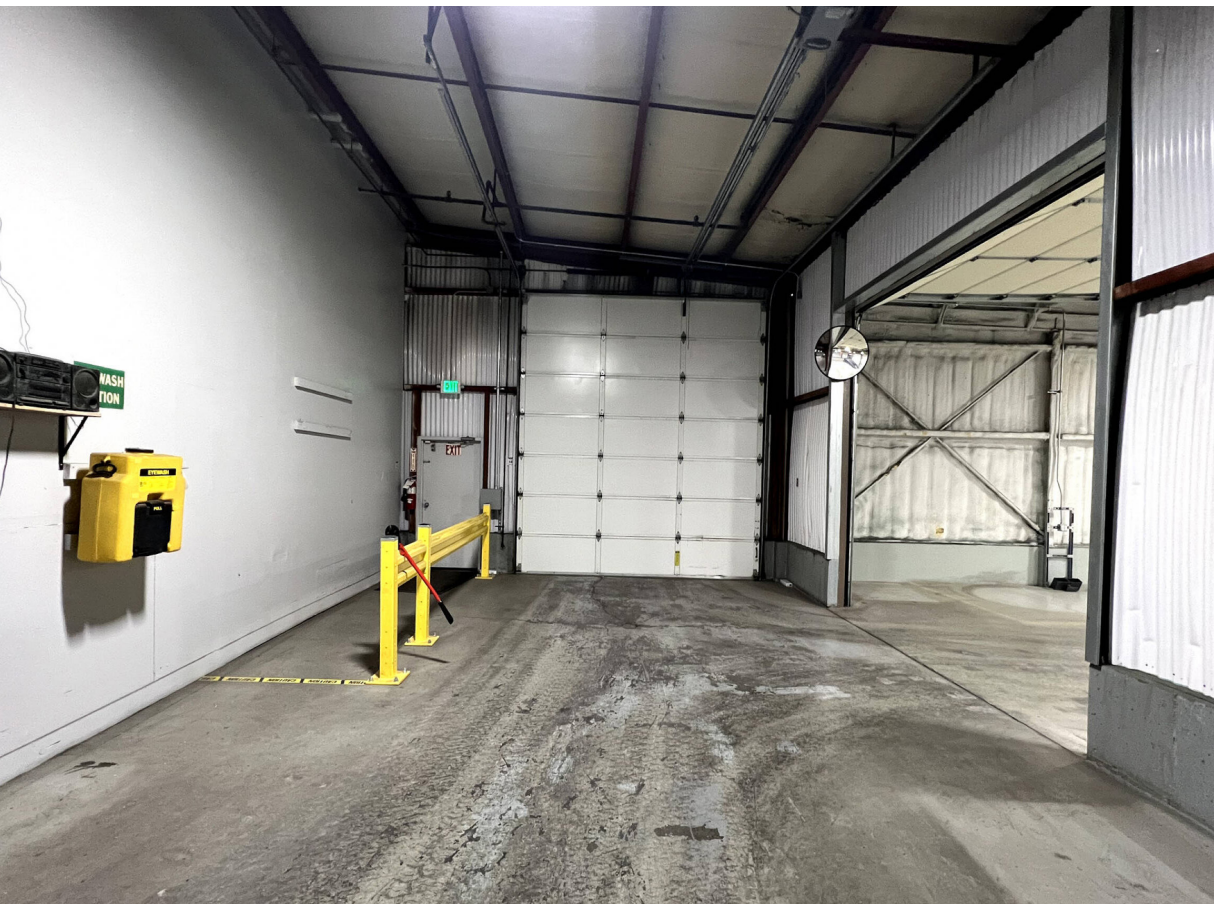
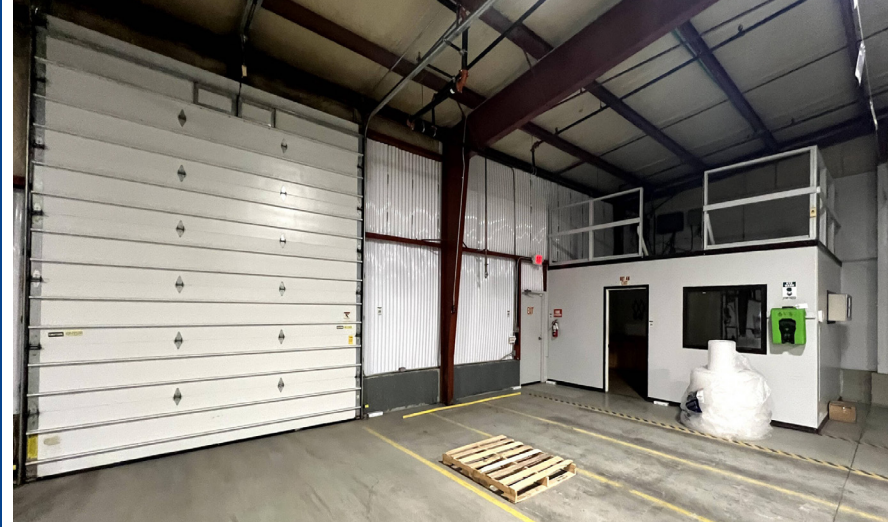
*Dock High and Portable
Dock Available*

11,820 SF

- High Dock Available
- Strong Growth Market
- Established Industrial Area
- M-1 (Light Industrial) Zoning Classification
- 800 AMPS 277/480
- 200 AMPS 120/208 Heavy Power

Building

- Warehouse 10,120 SF
- Clear Height" 14'-16'
- 2 (12'x14') grade Level
- 1 (8x9) Dock High Door with Package
- 2 Fire Suppression Systems
 - 2" Wet System
 - 3" Dry System
- 3 (10'x8') Grade
- 1 Interior (12'x12') Grade

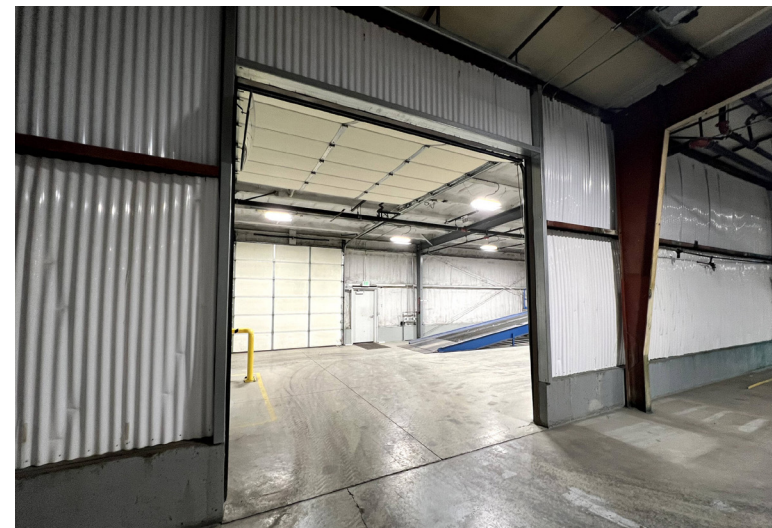
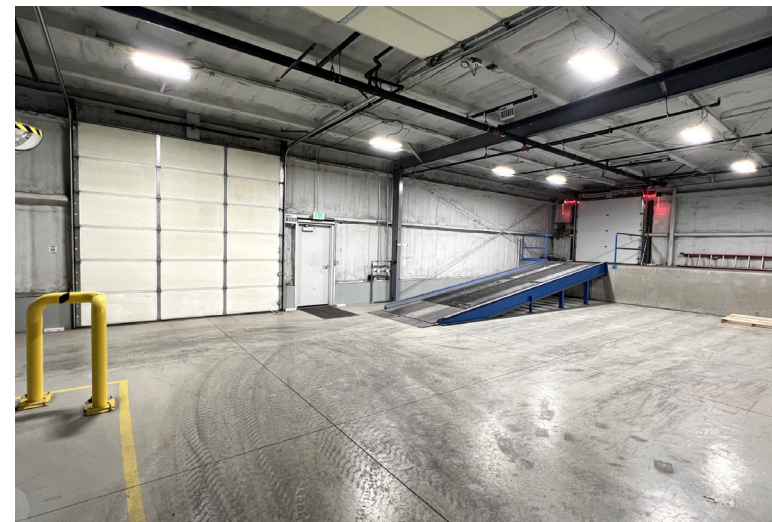


Office

- ±1,700 SF
- 2 Store Front Man Doors
- Potential for 2 Suites
- 2 Bathrooms
- 2 Reception Areas
- 2 Private Offices
- 2 Break Rooms
- 1 Warehouse Office with IT

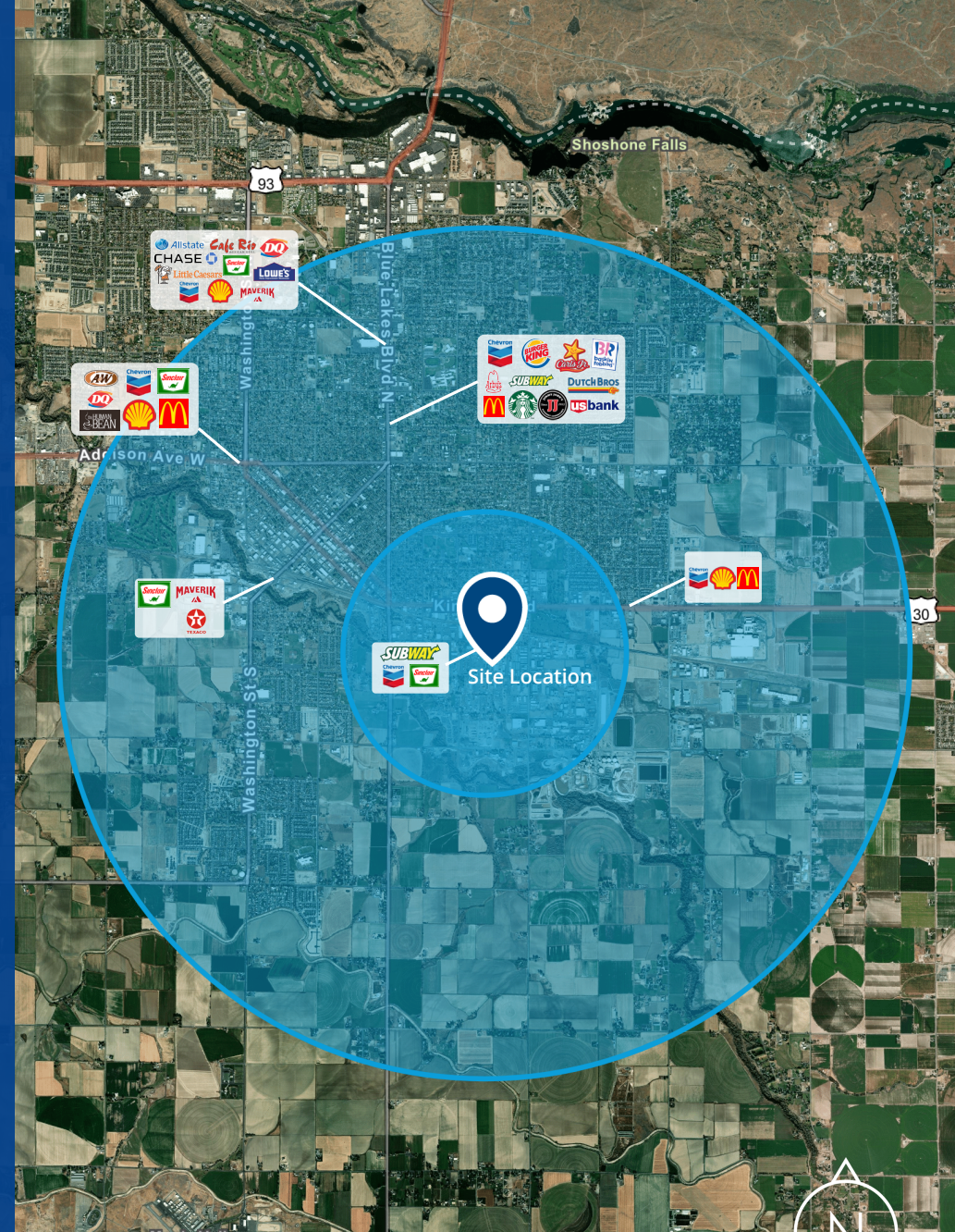


Property Gallery



Demographics

	1 Mile	3 Miles
Population		
2024 Estimated Population	6,016	46,826
2029 Projected Population	6,305	49,426
2010 Census Population	5,705	39,964
Projected Change '24-'29	4.8%	5.6%
Household		
2024 Estimated Households	2,379	17,694
2029 Projected Households	2,493	18,666
2010 Census Households	2,186	15,168
Historical Change '00-'24	20.9%	37.0%
Income		
2024 Est. Average HH Income	\$77,560	\$86,088
2024 Est. Median HH Income	\$45,503	\$62,470
Misc.		
2024 Median Home Value	\$291,929	\$334,354
2022 Median Gross Rent	\$915	\$910
2024 Est. Labor Population Age 16+	2,966	22,868



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