

19910
HIRSCH
ANDERSON | CA

±9,000 SF Industrial Building Available For Lease

Located on a cul-de-sac at the eastern end of Hirsch Court in Anderson, CA with easy access to I-5.

- Two 14' roll-up doors allow the ability to drive through.
- Fully fenced and secure property.
- Includes 400 Amps 240V 3 phase delta power.

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EXECUTIVE SUMMARY

19910
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ANDERSON | CA

PROPERTY OVERVIEW

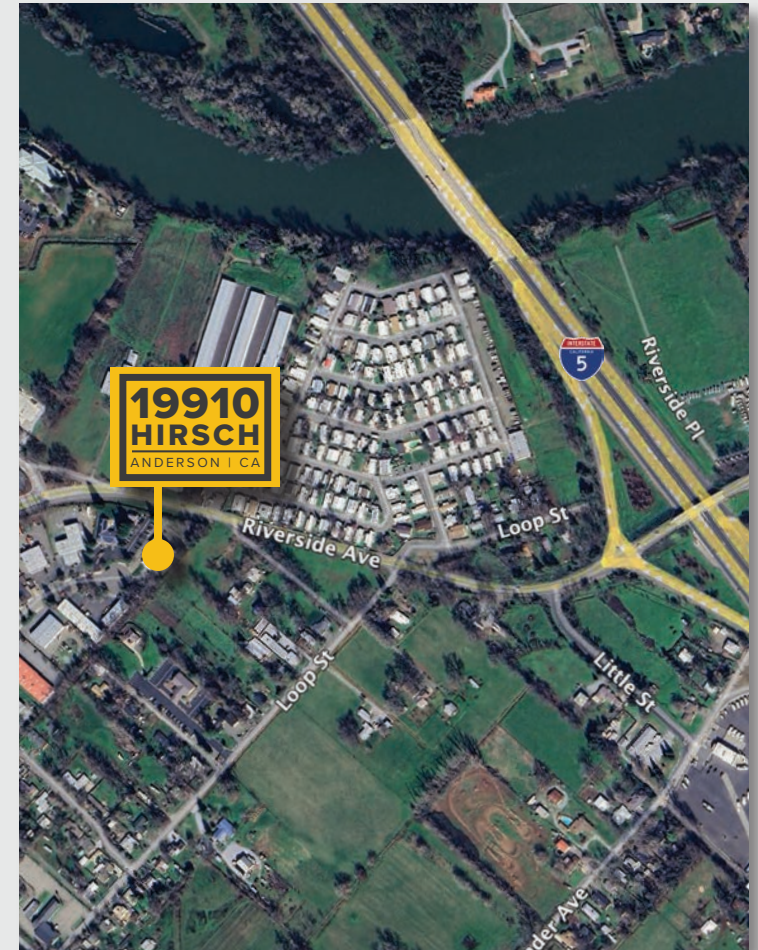
±9,000 square foot industrial building available for lease on Hirsch Court in Anderson, CA with close proximity to I-5. The building currently includes ±2,000 square feet of office space, which can be decreased to ±1,000 square feet to provide more warehouse area. The building has 22 foot ceiling height at the center, sloping to 20 foot clear heights at the edges. There are two 14' roll-up doors at either end of the building, providing the ability to drive through. The building also includes a loading dock large enough for one truck, with two 10' roll-up doors providing access. The property is fully fenced and secured with barbed-wire, and the front has excellent landscaping providing a park-like setting.

PROPERTY HIGHLIGHTS

- Loading dock large enough for one truck with two 10' roll-up doors.
- Two 14' roll-up doors allow the ability to drive through.
- Fully fenced and secure property providing peace of mind.
- ±2,000 SF of office space can be decreased to ±1,000 SF.
- Includes 400 Amps 240V 3 phase delta power.
- Close proximity to I-5.

PRICING

- Asking \$0.80/PSF Triple Net (NNN).
- Triple Net expenses estimated at \$0.18/PSF.



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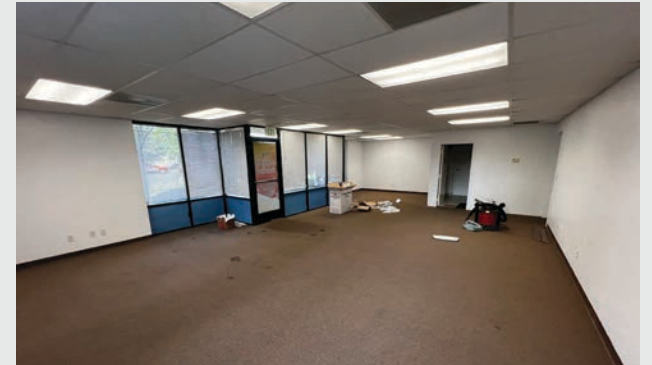
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PROPERTY PHOTOS

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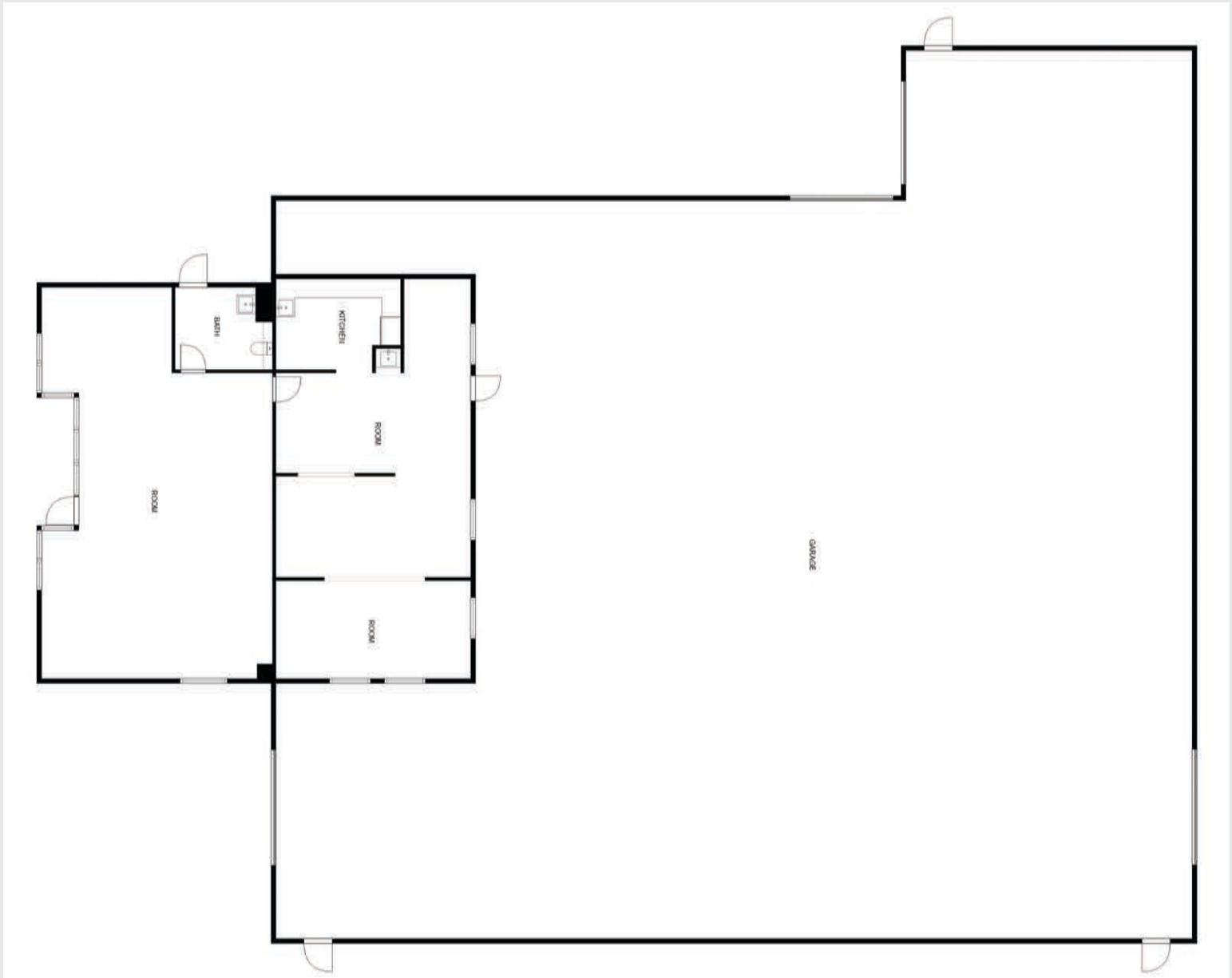
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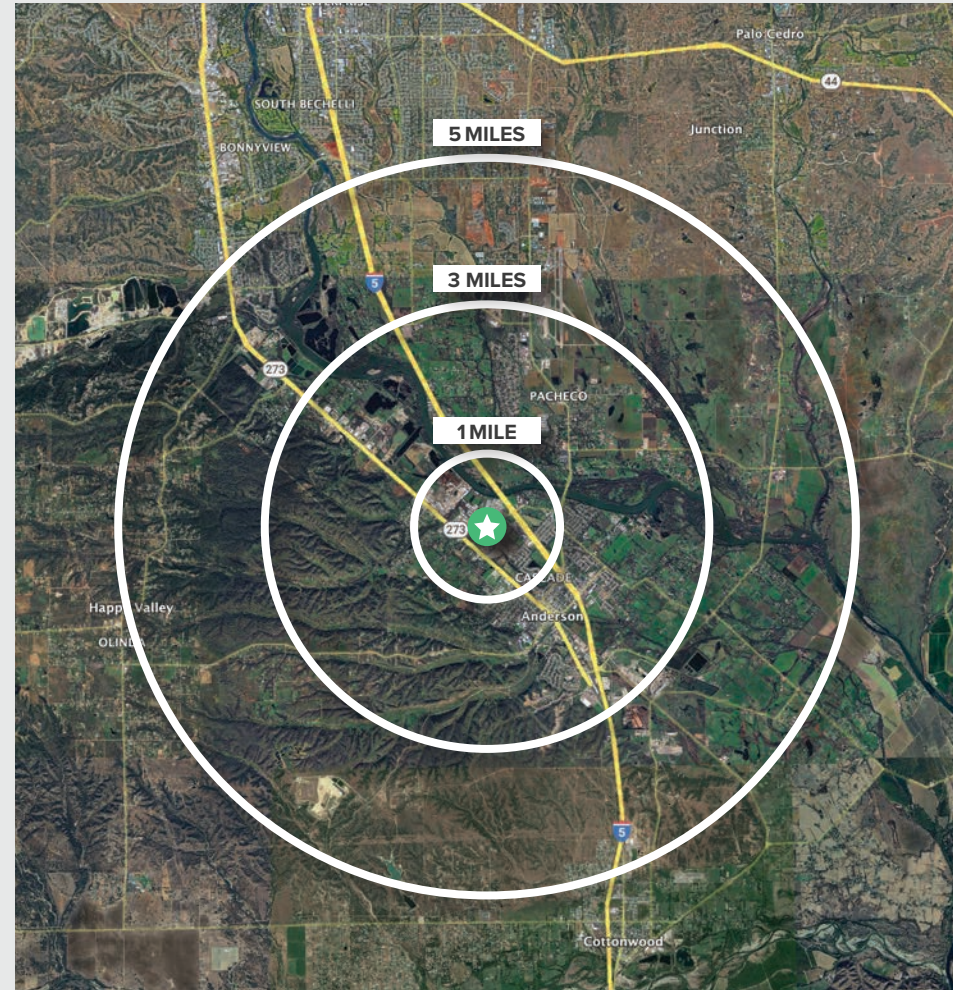
FLOOR PLAN



REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
2024 Estimated Population	2,893	17,603	29,277
2029 Projected Population	2,843	17,293	28,909
2020 Census Population	3,019	18,269	29,836
2010 Census Population	2,693	16,712	27,476
2024 Median Age	37.5	39.8	40.8
HOUSEHOLDS			
2024 Estimated Households	1,155	7,108	11,555
2029 Projected Households	1,132	6,950	11,349
2020 Census Households	1,184	7,310	11,704
2010 Census Households	1,046	6,635	10,714
INCOME			
2024 Estimated Average Household Income	\$91,446	\$81,664	\$94,948
2024 Estimated Median Household Income	\$75,701	\$61,789	\$71,836
2024 Estimated Per Capita Income	\$36,501	\$33,045	\$37,552
BUSINESS			
2024 Estimated Total Businesses	163	674	1,078
2024 Estimated Total Employees	1,237	5,782	9,744



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS



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