

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Lease Rate:    | \$6.25 SF/yr (MG)           |
|                | \$3,906.25/month            |
| Building Size: | 7,500 SF                    |
| Available SF:  | 7,500 SF                    |
| Year Built:    | 1974                        |
| Zoning:        | I-R (Industrial Restricted) |

### PROPERTY OVERVIEW

This property features a heated / insulated warehouse with two 14' overhead doors, along with an included office space and two bathrooms. The ample yard size allows for versatile use, with easy access for loading and unloading. The layout is designed to accommodate a variety of business needs, while the high ceilings provide options for vertical storage. Additionally, the property is equipped with 3-phase power, making it an ideal space for a wide range of commercial uses. Please call today for a showing and additional information.

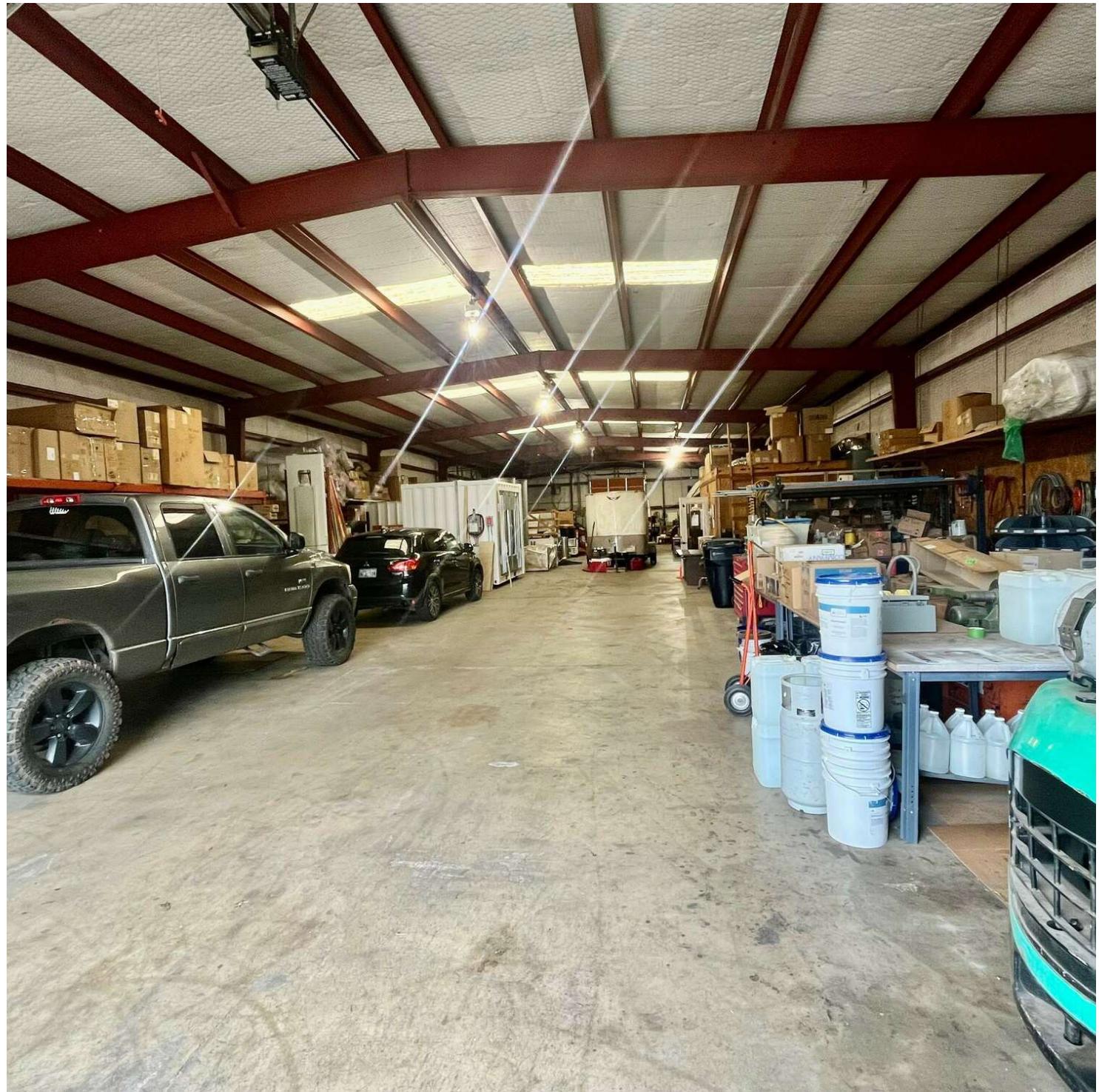
### PROPERTY HIGHLIGHTS

- Heated / insulated warehouse space
- 2 - 14' overhead doors
- Office space
- 2 bathrooms
- Generous outdoor yard space (fenced)
- Easy access for loading and unloading
- Versatile layout for various business needs
- High ceilings for vertical storage options

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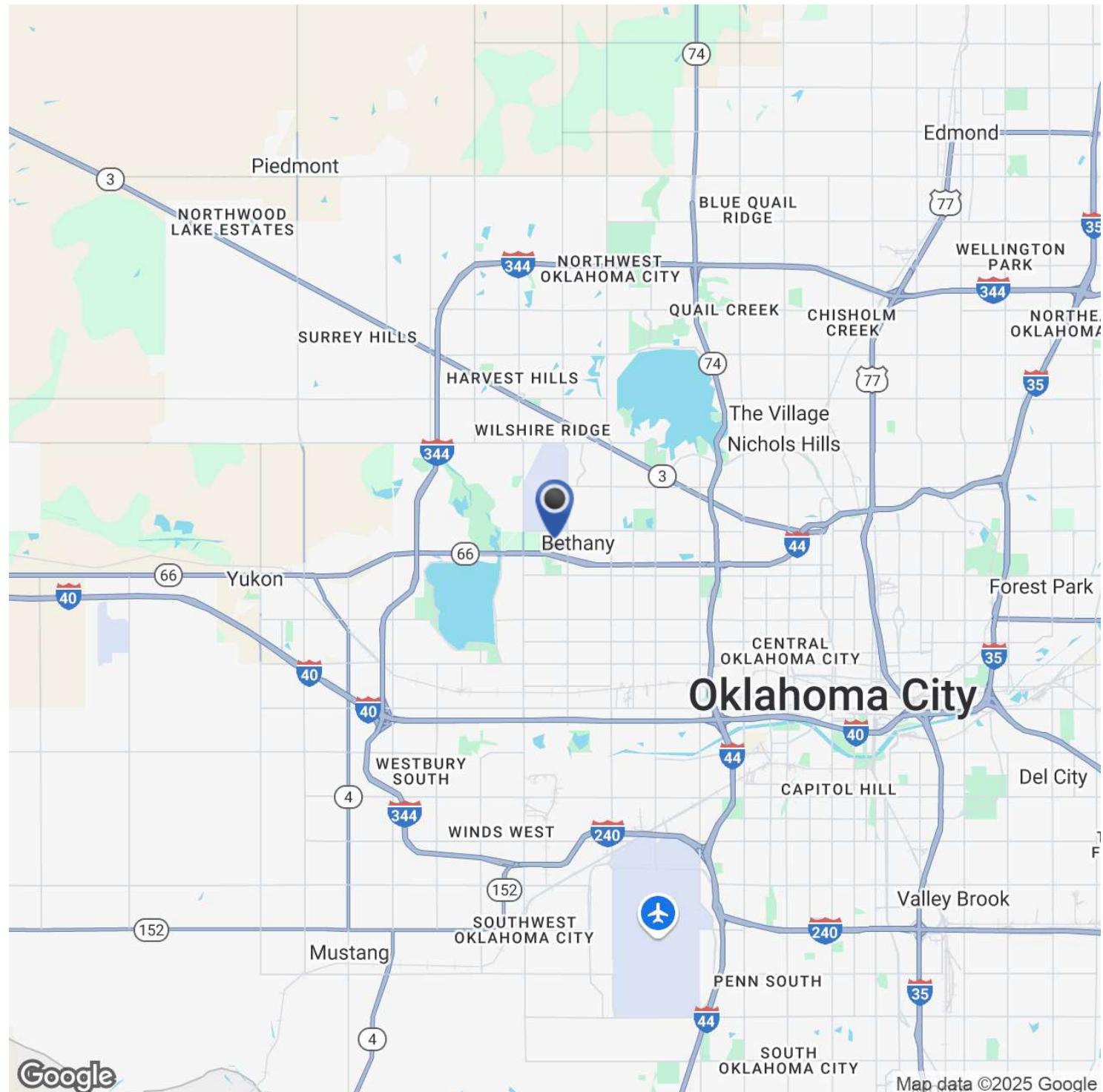
## ADDITIONAL PHOTOS



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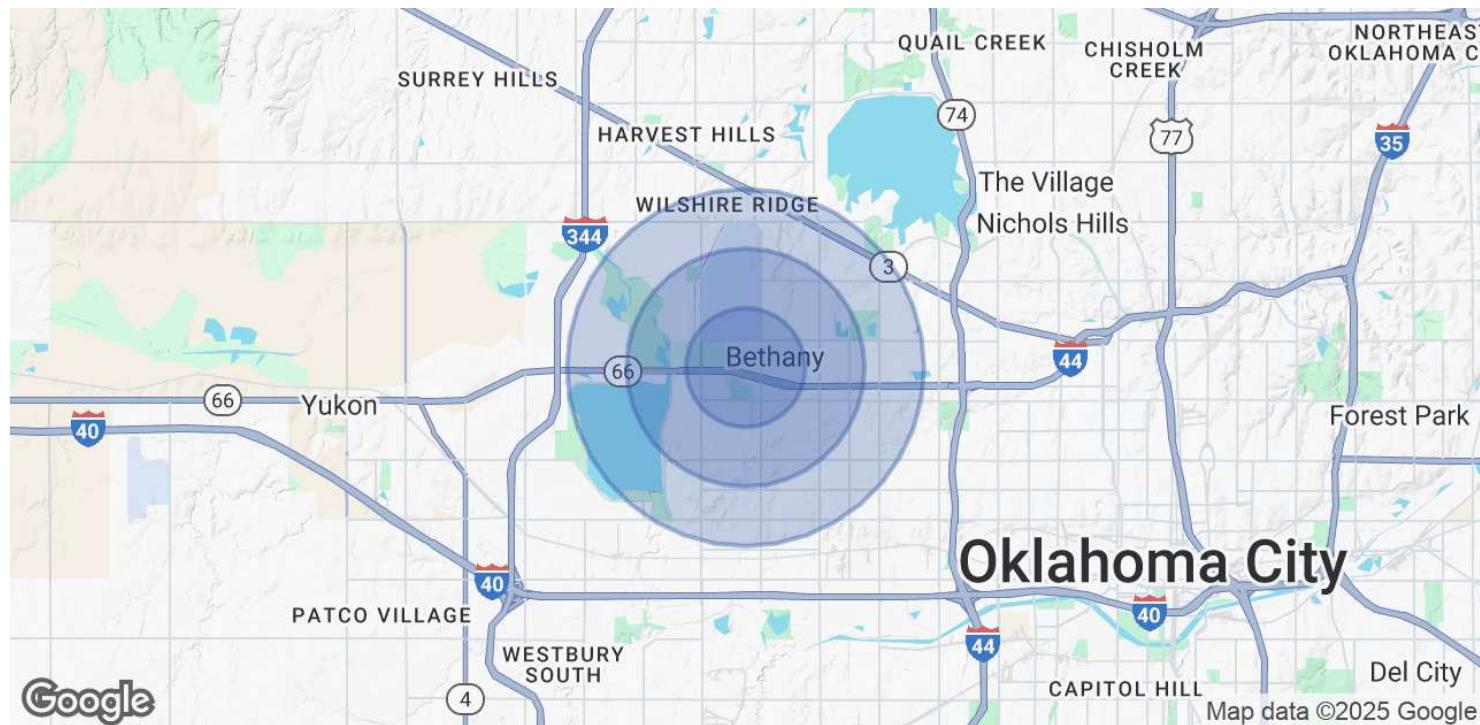
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,545  | 32,571  | 79,511  |
| Average Age          | 34.7   | 35.6    | 35.0    |
| Average Age (Male)   | 29.1   | 33.8    | 33.4    |
| Average Age (Female) | 37.7   | 35.9    | 35.5    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,867     | 14,082    | 34,821    |
| # of Persons per HH | 2.3       | 2.3       | 2.3       |
| Average HH Income   | \$53,080  | \$56,424  | \$54,494  |
| Average House Value | \$121,777 | \$135,537 | \$131,911 |

2020 American Community Survey (ACS)

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