

FOR SALE/LEASE

PROPERTY OVERVIEW

Positioned for functionality and long-term value, this 11,200± SF industrial facility offers an efficient combination of warehouse and office space within a secure, accessible setting. The building features 10,000± SF of clear-span warehouse and 1,200± SF of well-finished office space, making it ideal for owner-users or investors seeking a versatile light industrial asset.

The office area includes five private offices, a welcoming lobby/reception area, and two restrooms, providing a professional environment for administrative and management operations. The warehouse is designed for workflow efficiency with an eyewash station, one restroom, and dedicated storage area.

SALE PRICE

- \$398,000

LEASE RATE

- \$6.50 PSF + NNN

BUILDING SIZE

- +/-11,200 SF
- *separately owned laydown yard potentially available*

PROPERTY HIGHLIGHTS

- Three 12' x 12' roll-up doors for efficient loading and unloading
- Fully fenced yard securing all warehouse and loading areas
- Dual drive aisles allowing truck access on both sides of the building
- Eave height: 12.75' | Clear height: 16' | Ceiling height: 18'
- Front parking for employees and visitors

ACCESS

- Easy access to I-510, I-10, Highway 90, I-12 and I-59



SUMMARY

EXTERIOR PHOTOS

INTERIOR PHOTOS

AREA MAPS

DEMOGRAPHICS



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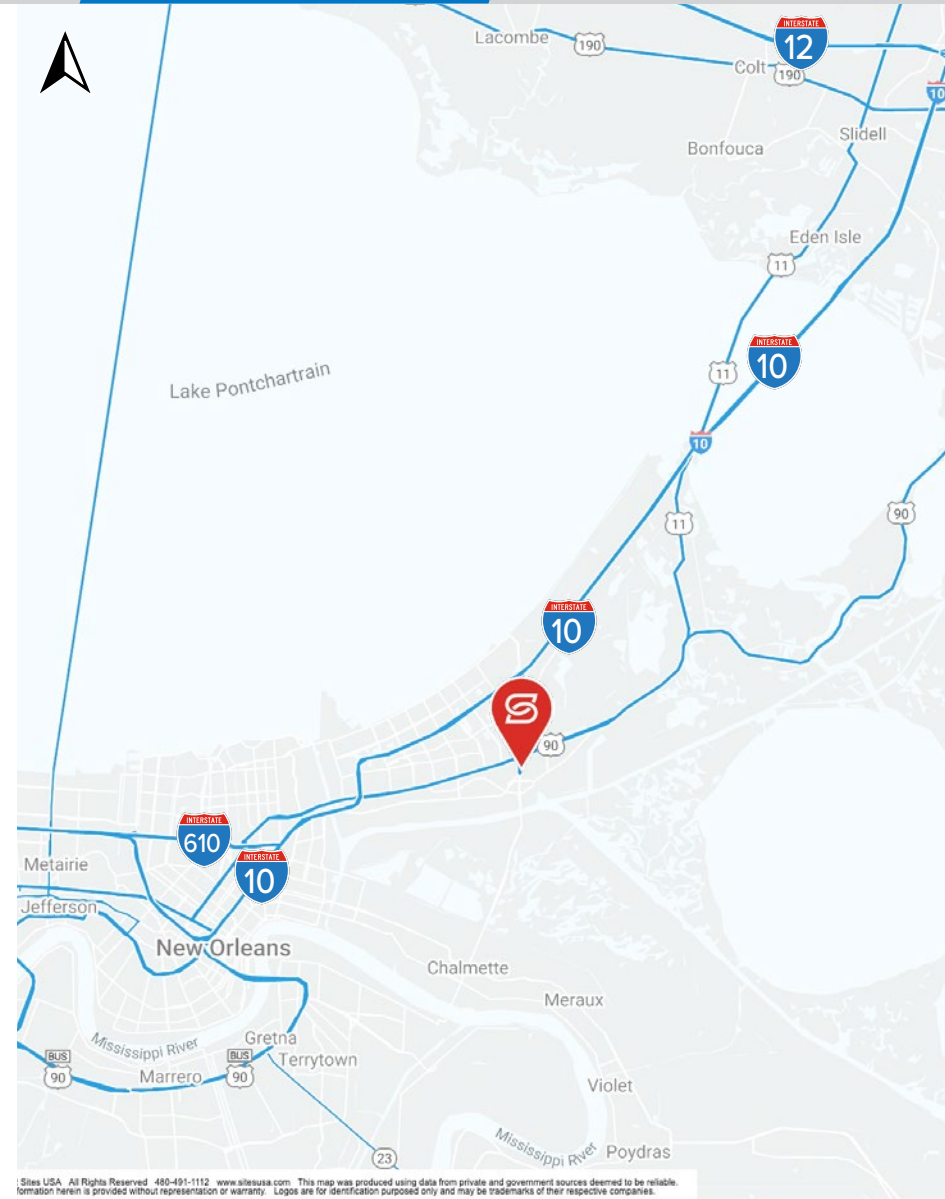
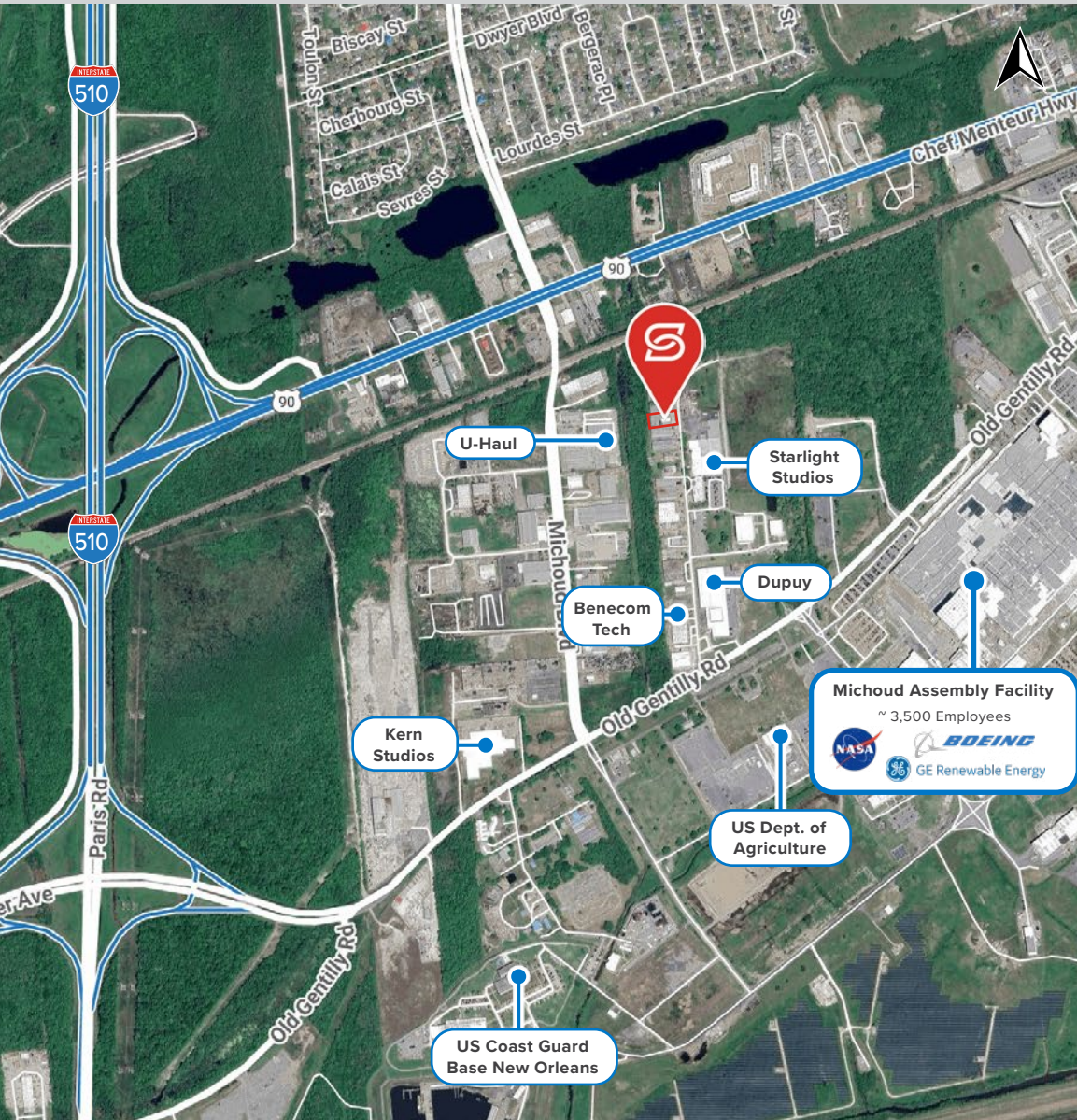
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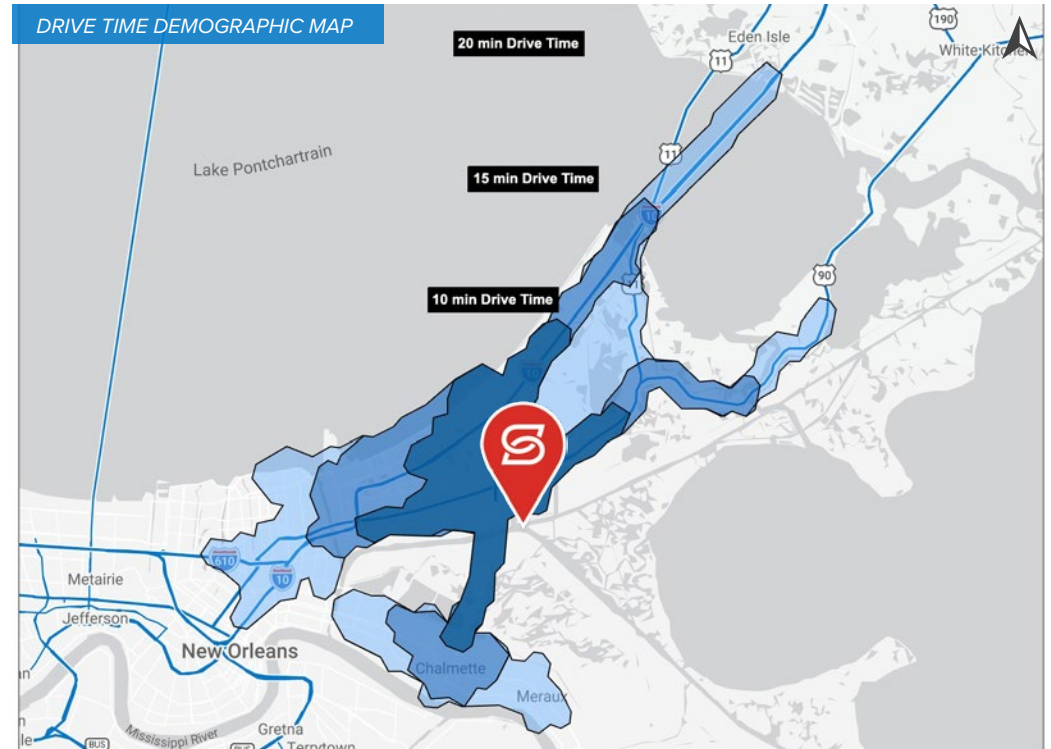
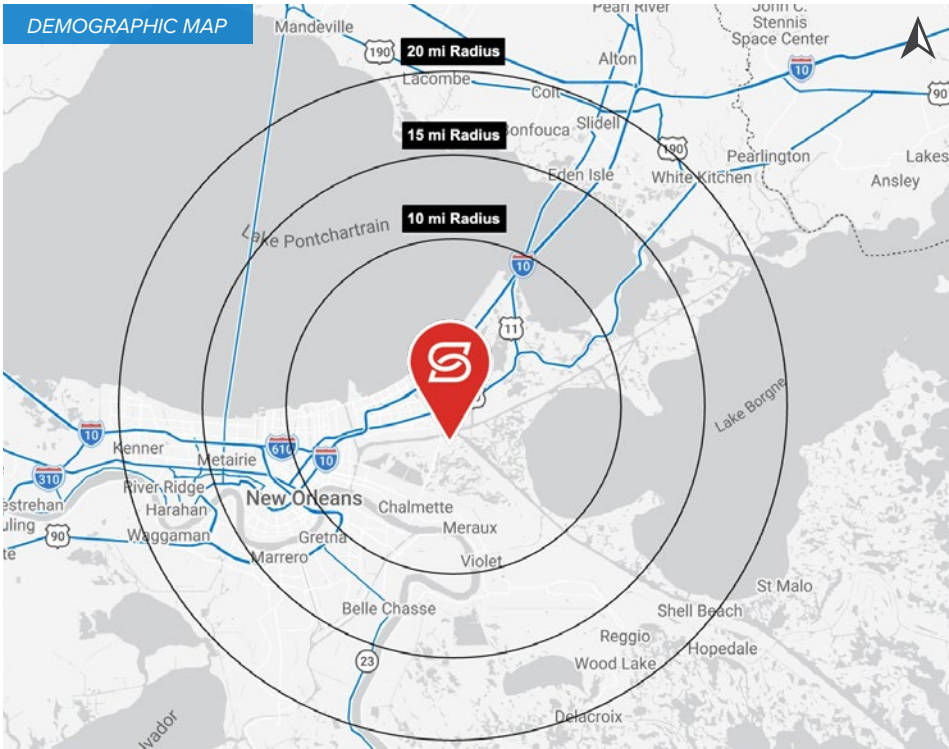
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2025 DEMOGRAPHICS



POPULATION

10 MI	15 MI	20 MI
248,093	591,035	870,868



AVG. HH INCOME

10 MI	15 MI	20 MI
\$74,451	\$95,858	\$95,887



POPULATION

5 MI	10 MI	15 MI
8,747	92,933	385,122



AVG. HH INCOME

5 MI	10 MI	15 MI
\$70,711	\$67,818	\$90,119