

6512 W Ridgeway Ave

Industrial Ground

Available Space

- + Up to 750,000+ SF build-to-suit opportunity
- + 75.98-Acre site footprint

Lease Term

- + Lease Rate: Contact broker
- + Tax Abatement potential

Property Highlights

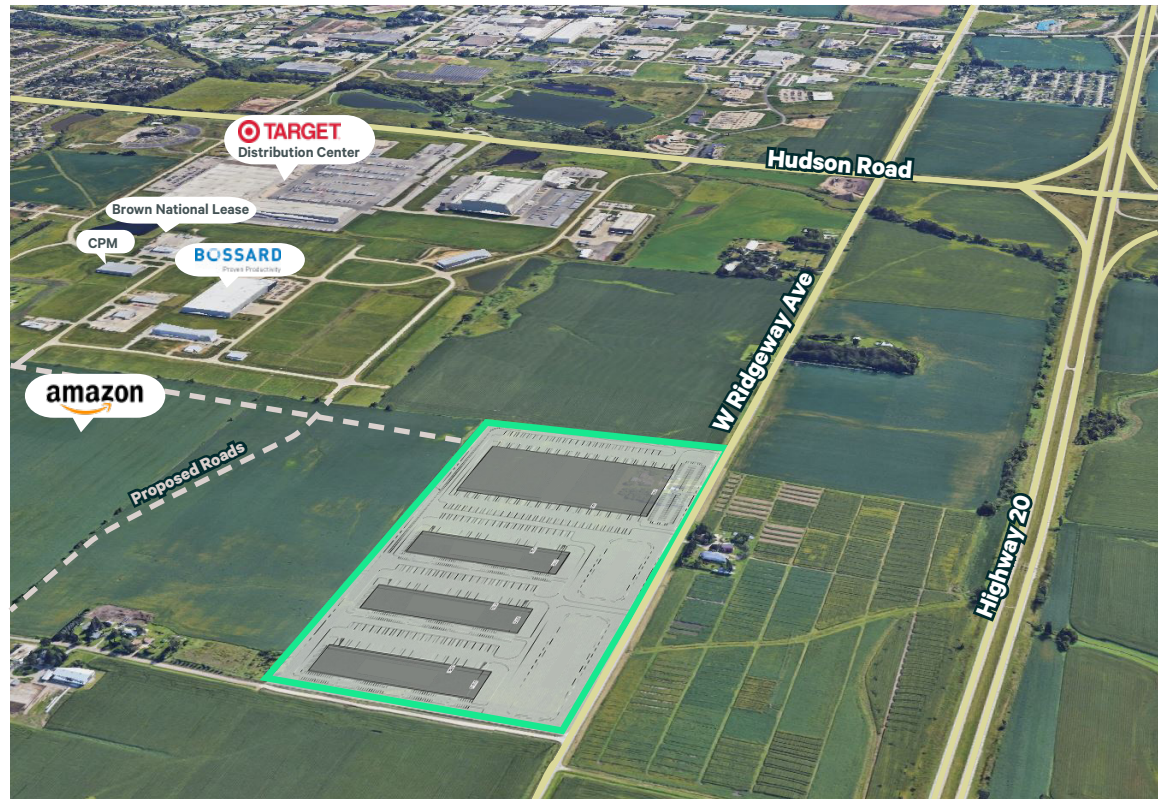
- + 1 Minute Drive to Hwy 20 & Hudson Rd Interchange
- + Flat topography
- + Utilities located in W Ridgeway Ave
- + Great visibility and access to HWY 20
- + Access to strong labor pool
- + Located SW of West Viking Industrial Park

Contact Us

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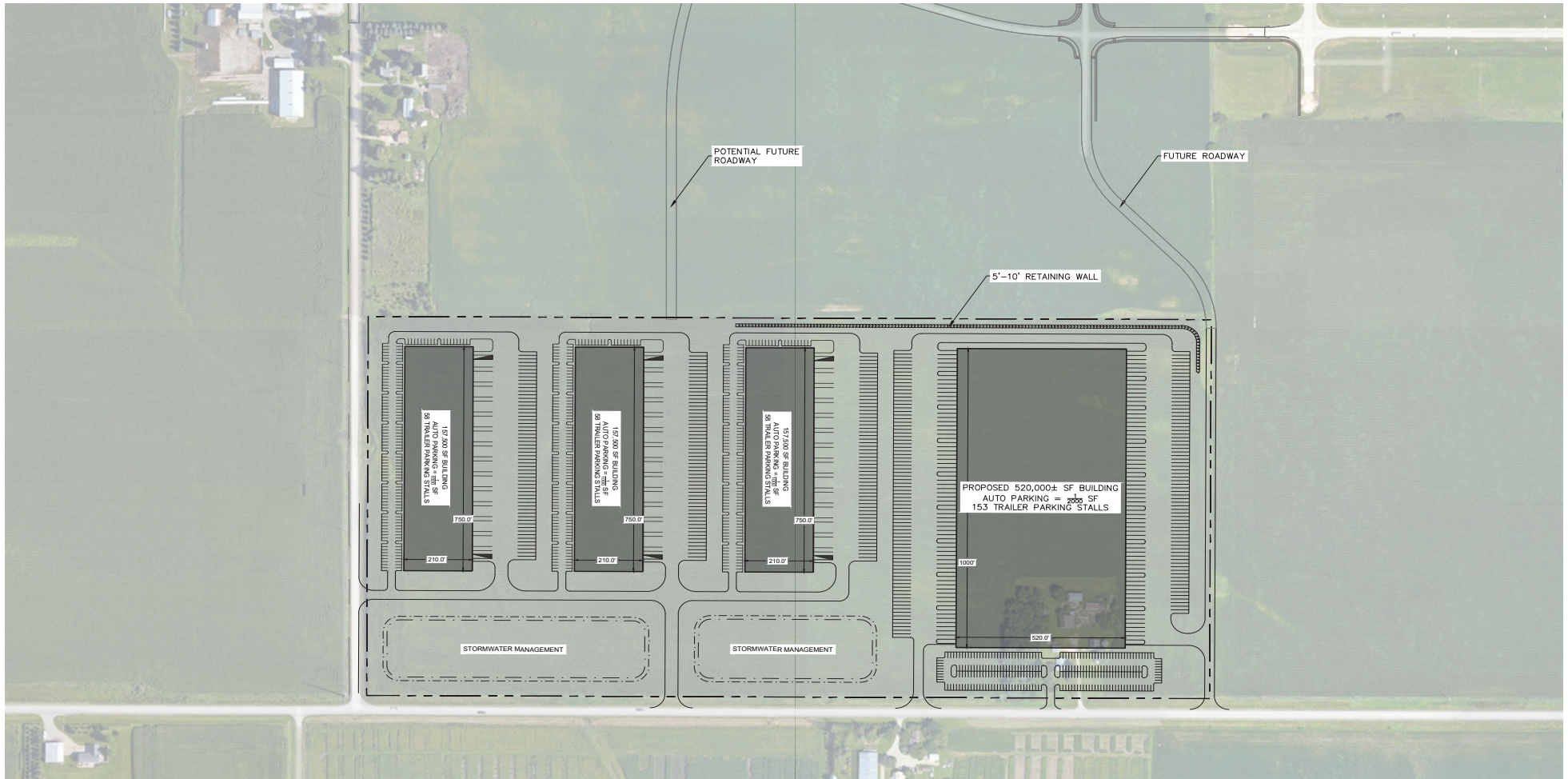


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For Lease or Build-to-suit

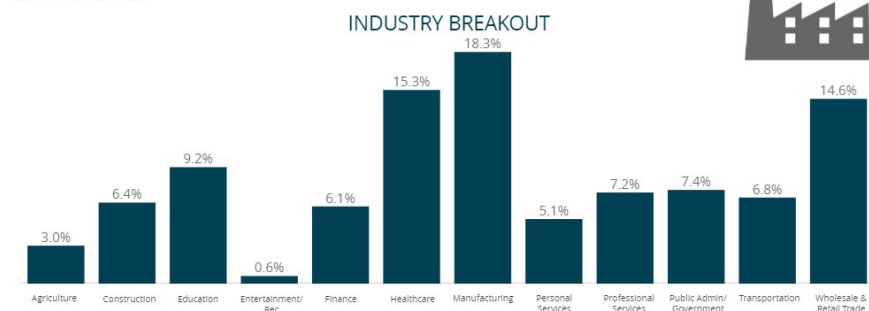
Proposed Site Plans



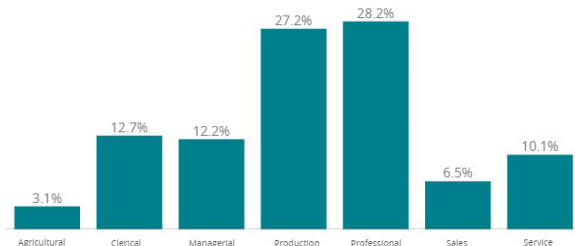
Proposed site plan shown. Developer is willing to work with the user to fit their requirements.

Labor Statistics

Industry & Occupational Category (all employed)



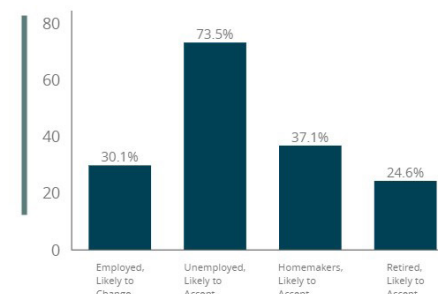
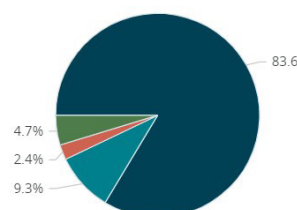
OCCUPATIONAL CATEGORY BREAKOUT



Employment Status (respondents 18-64 years old)

EMPLOYMENT STATUS AND LIKELINESS TO CHANGE BY EMPLOYMENT STATUS

Employed 83.6% *Unemployed 9.3%
Homemakers 2.4% Retired 4.7%



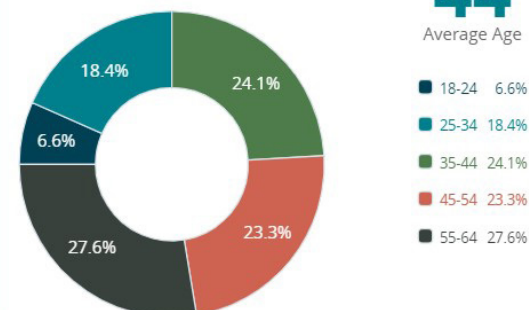
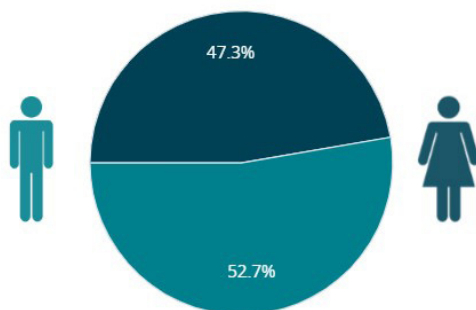
*Employment status is self-identified by the survey respondent. The unemployment percentage above does not reflect the unemployment rate published by the U.S. Bureau of Labor Statistics, which applies a stricter definition.

Over four-fifths (83.6%) of respondents in the regional Laborshed area stated they are employed (an estimated 437,866). Nearly one-third (30.1%) of the employed reported they are likely to change their employment situation.

Among those surveyed, 9.3% reported they are unemployed or an estimated 48,710 in the regional Laborshed area. Additionally, nearly three-fourths (73.5%) of the unemployed stated they are likely to accept an employment offer.

Within the Laborshed area 2.4 percent identified themselves as a homemaker and 4.7 percent identified themselves as retired. This is an estimated 12,570 and 24,617 in the regional Laborshed area, respectively. Nearly two-fifths (37.1%) of homemakers stated they are likely to accept employment and 24.6 percent of the retired reported they are likely to accept employment.

GENDER AND AGE BREAKOUT



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Average Age

18-24 6.6%
25-34 18.4%
35-44 24.1%
45-54 23.3%
55-64 27.6%

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Location



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