



PEAK INNOVATION CENTER

INDUSTRIAL FOR LEASE/SALE

- 12,160 SF available
- 6 grade level doors
- 400 amps of 3-phase 208 power
- 24' minimum clear height
- ±800 SF built-to-suit office space
- Additional yard/parking potentially available
- Available Q4 2024
- Ideal for service/retail uses such as auto service & repair
- Eastown Zoning → [ZONING CODE](#) → [ZONING MAP](#)

PRICING

LEASE RATE	\$24.00 Shell
MONTHLY BASE RENT	\$24,320.00
MONTHLY NNN	\$6,080.00
TOTAL MONTHLY RENT	\$30,400.00

For more leasing information contact

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Aerial View Looking Northwest



View Looking Southeast

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PEAK INNOVATION CENTER

12,160 SF

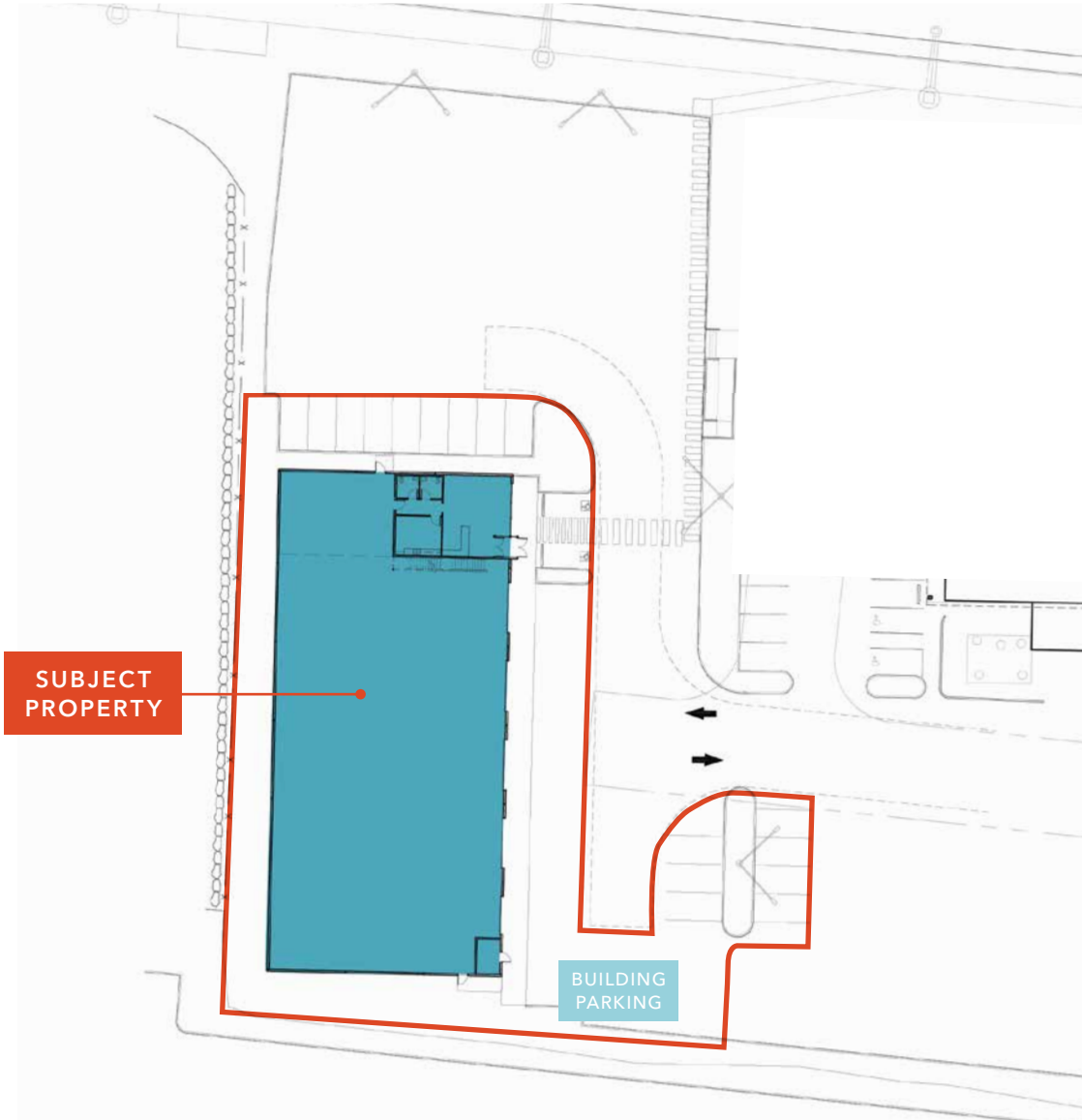
AVAILABLE

\$24.00

LEASE RATE (PLUS NNN)

Q4 2024

AVAILABLE



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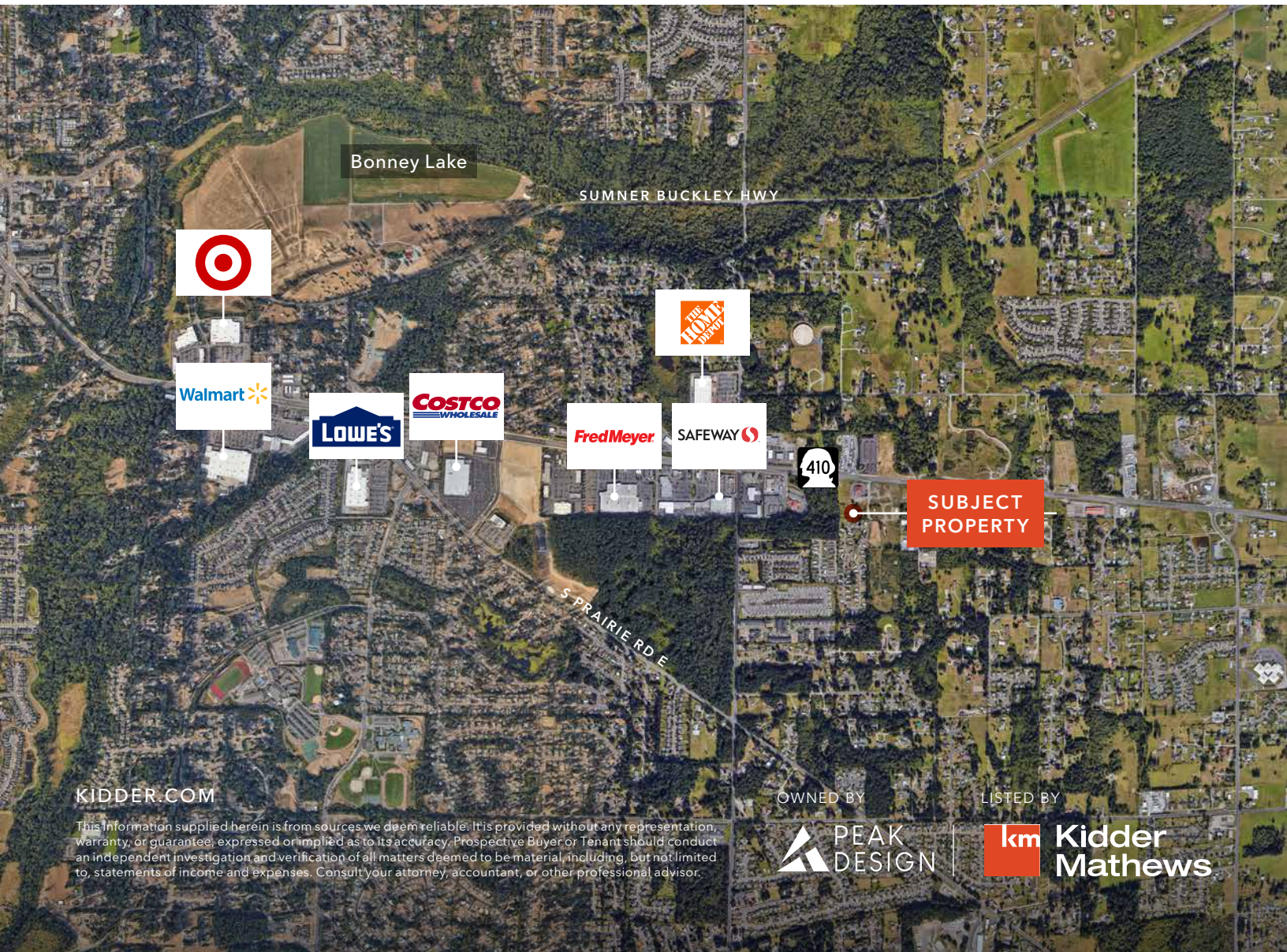
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POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	5,973	46,894	77,090
2028 PROJECTION	6,627	50,818	83,248
PROJECTED GROWTH 2023 - 2028	654 (2.2%)	3,924 (1.7%)	6,158 (1.6%)

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	2,071	15,961	26,954
2028 PROJECTED	2,395	18,021	30,270
2020 CENSUS	1,974	15,383	25,894
GROWTH 2023 - 2028	324 (3.1%)	2,060 (2.6%)	3,317 (2.5%)



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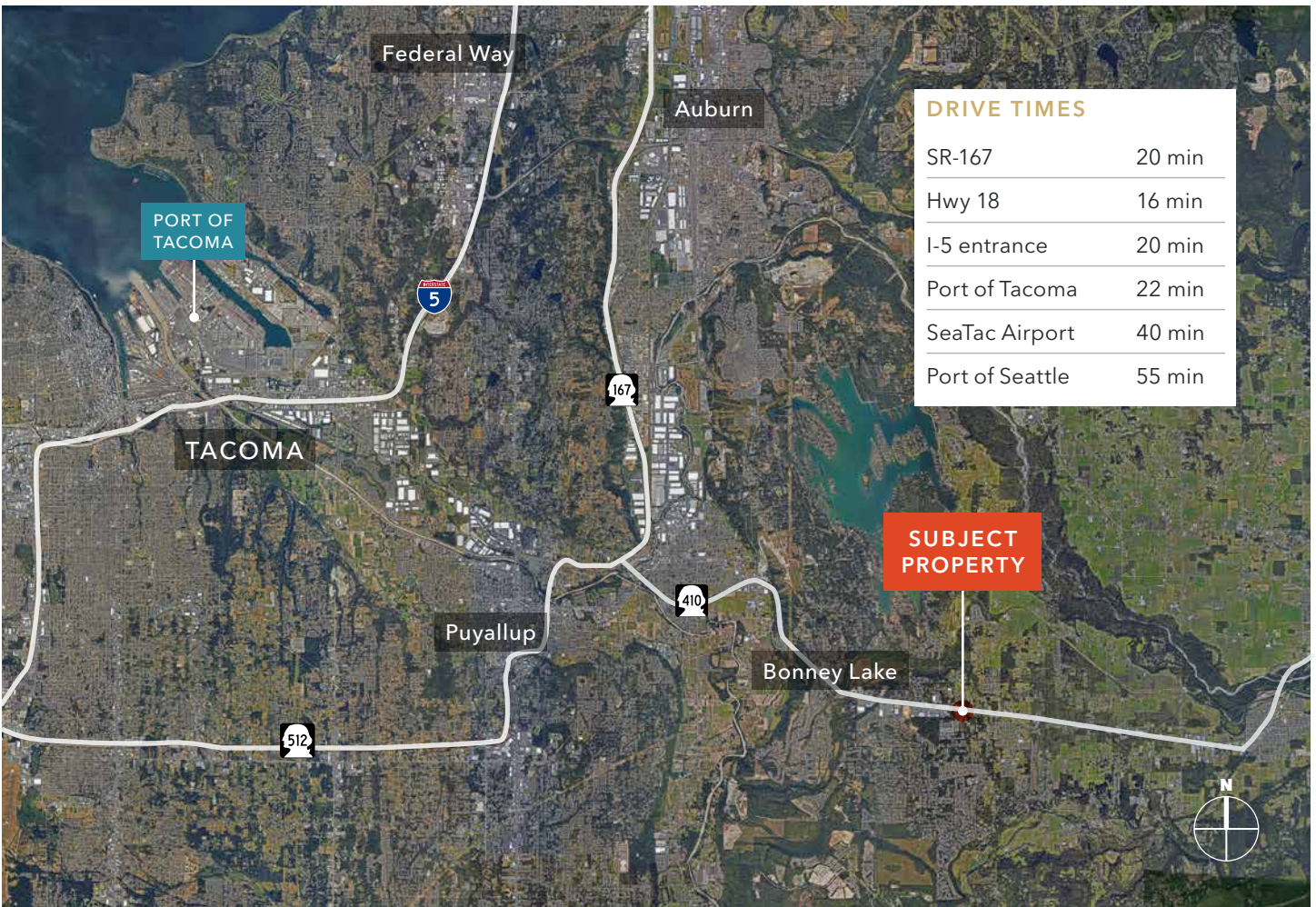
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