

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$4,800.00/mo + NNN's
Building Size:	4,500 SF
Available SF:	4,500 SF
Lot Size:	19,529 SF
Number of Units:	1
Year Built:	2000
Renovated:	2019
Zoning:	I-2

PROPERTY OVERVIEW

This $\pm 4,500$ SF industrial property features approximately $\pm 1,800$ SF of office space and $\pm 2,700$ SF of insulated, clear-span warehouse space with radiant heat. Situated on a ± 0.45 -acre lot, the site includes a fenced and paved yard with gated entry and exit. Originally built in 2000 by a contractor for their own use, the building boasts a clear height of 12'-15', (1) 12' x 12' grade-level door with powerlift, and 225 amps of 120/240 volt, 3-phase power. Zoned I-2 (Moderate Industrial), the property is equipped with an alarm system with cameras, external security lighting, and high bay fluorescent lighting. Located in the highly desirable Rockwell Industrial Park, the site offers excellent accessibility via NW Expressway, Hefner Parkway, 39th Expressway, and the Kilpatrick Turnpike. Property will be available on or before 12/1/25.

PROPERTY HIGHLIGHTS

- $\pm 4,500$ SF Building
- $\pm 2,700$ SF Warehouse
- $\pm 1,800$ SF Office with (4) Private Offices
- (1) 12' x 12' OH Door with Powerlift
- 225 Amps, 120/240 Volt, 3-Phase
- Fenced, Paved, and Gated Yard

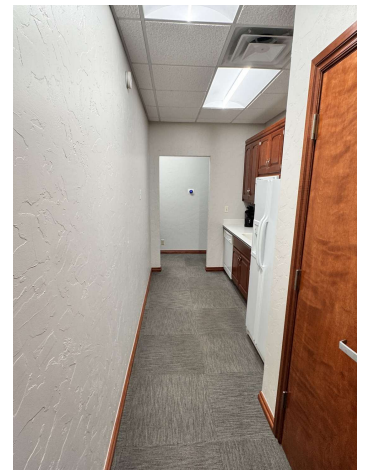
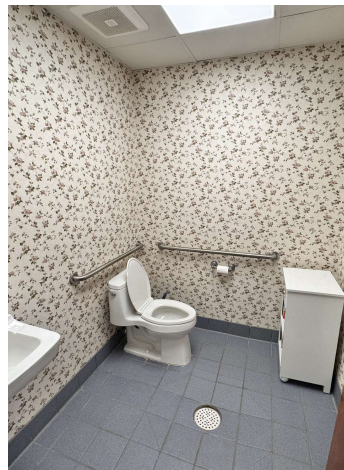
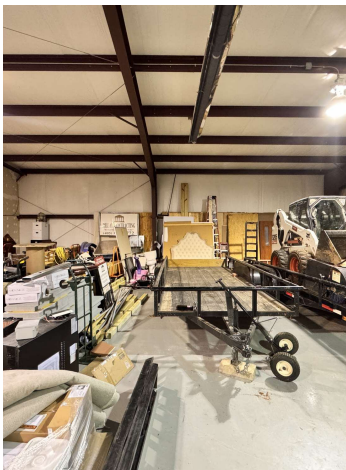
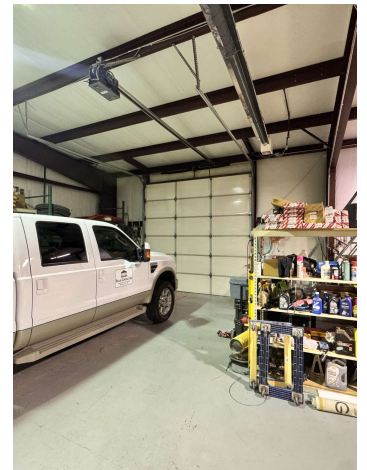
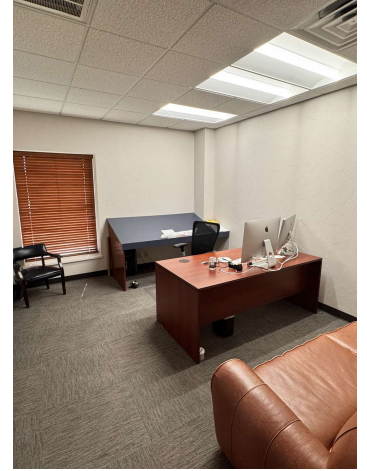
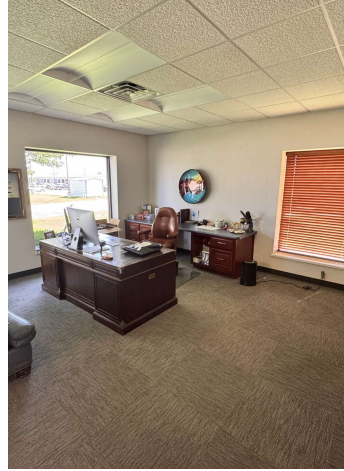
MITCH HAMMACK

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ADDITIONAL PHOTOS



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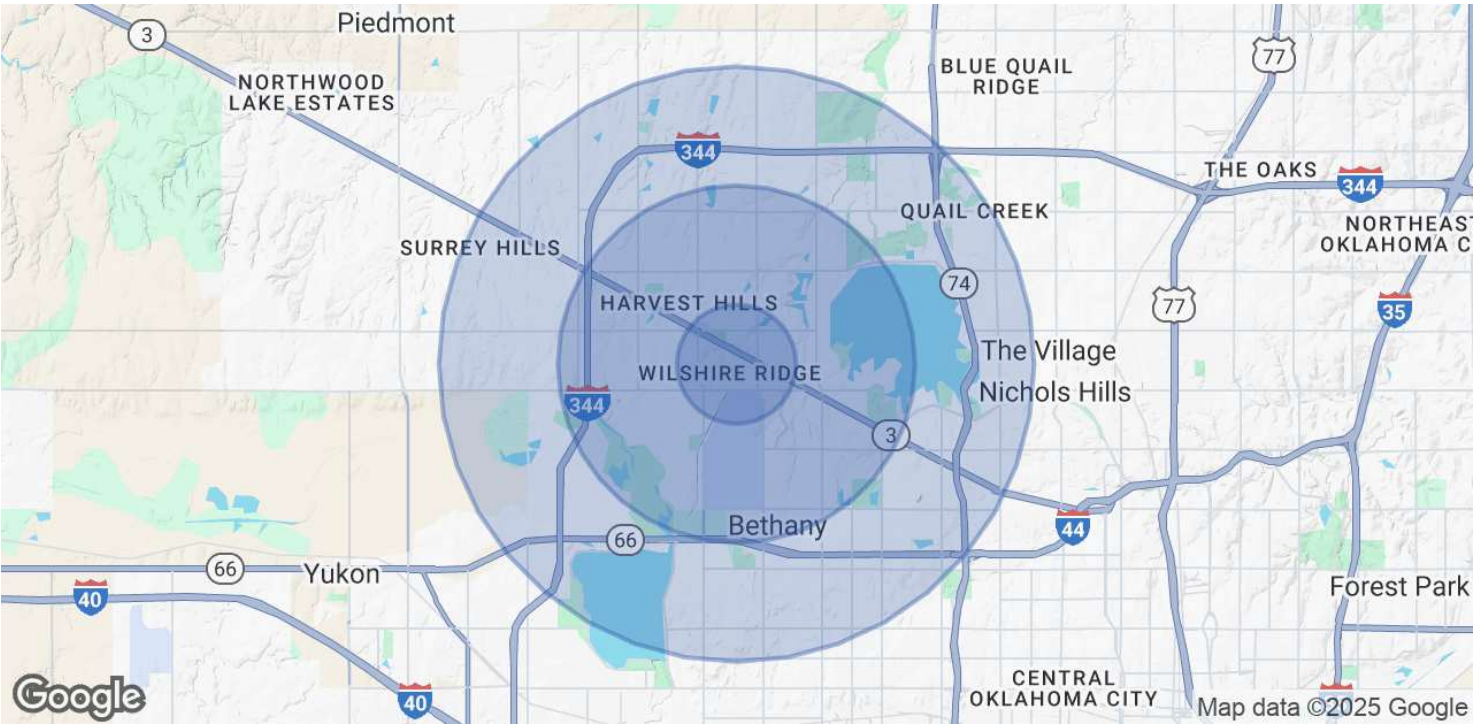
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,017	78,123	182,598
Average Age	39	40	40
Average Age (Male)	37	39	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,723	31,729	76,034
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$72,869	\$91,685	\$91,805
Average House Value	\$224,793	\$257,710	\$270,992

Demographics data derived from AlphaMap

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