

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (MG) \$4,687.50/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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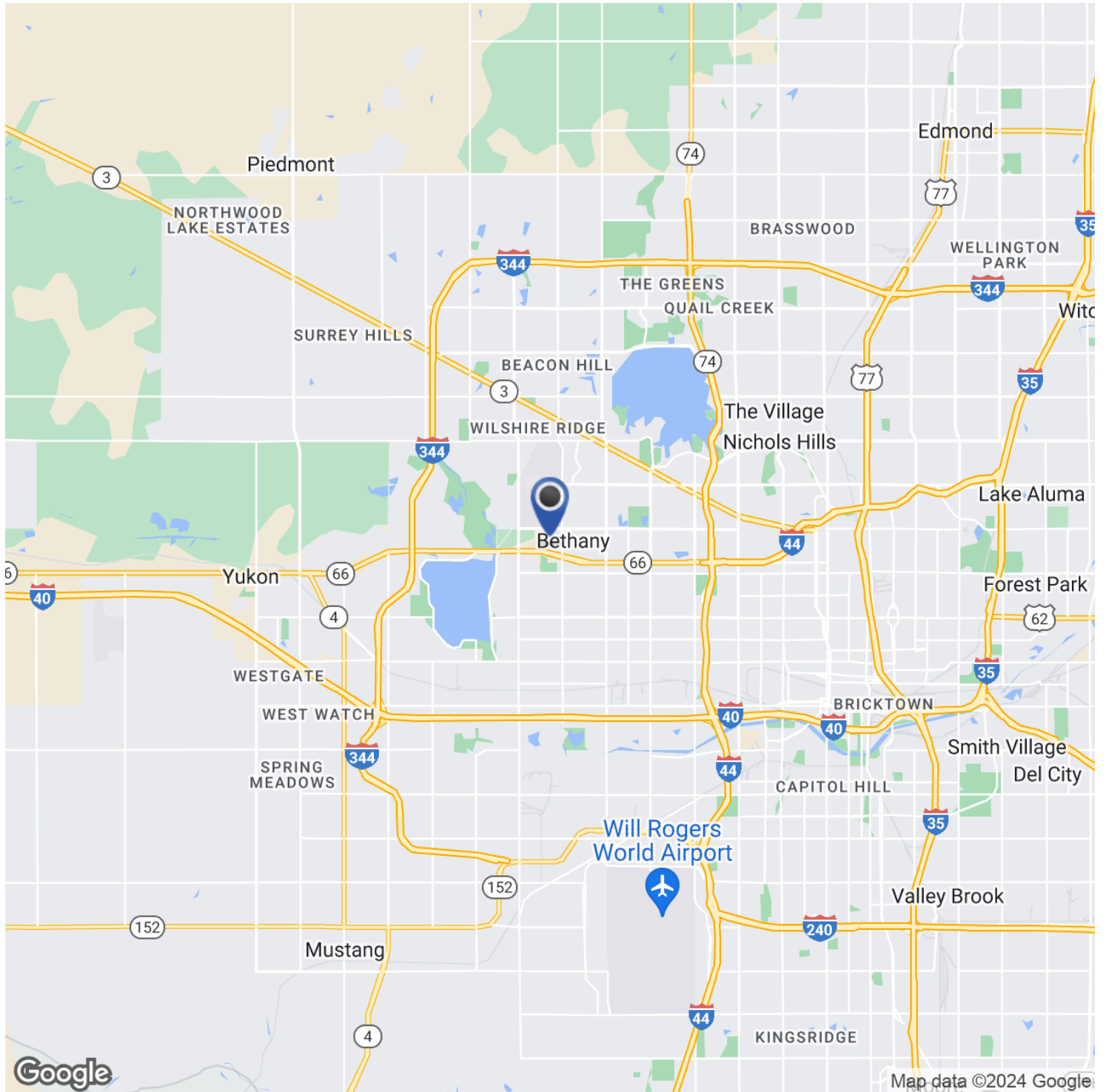
ADDITIONAL PHOTOS



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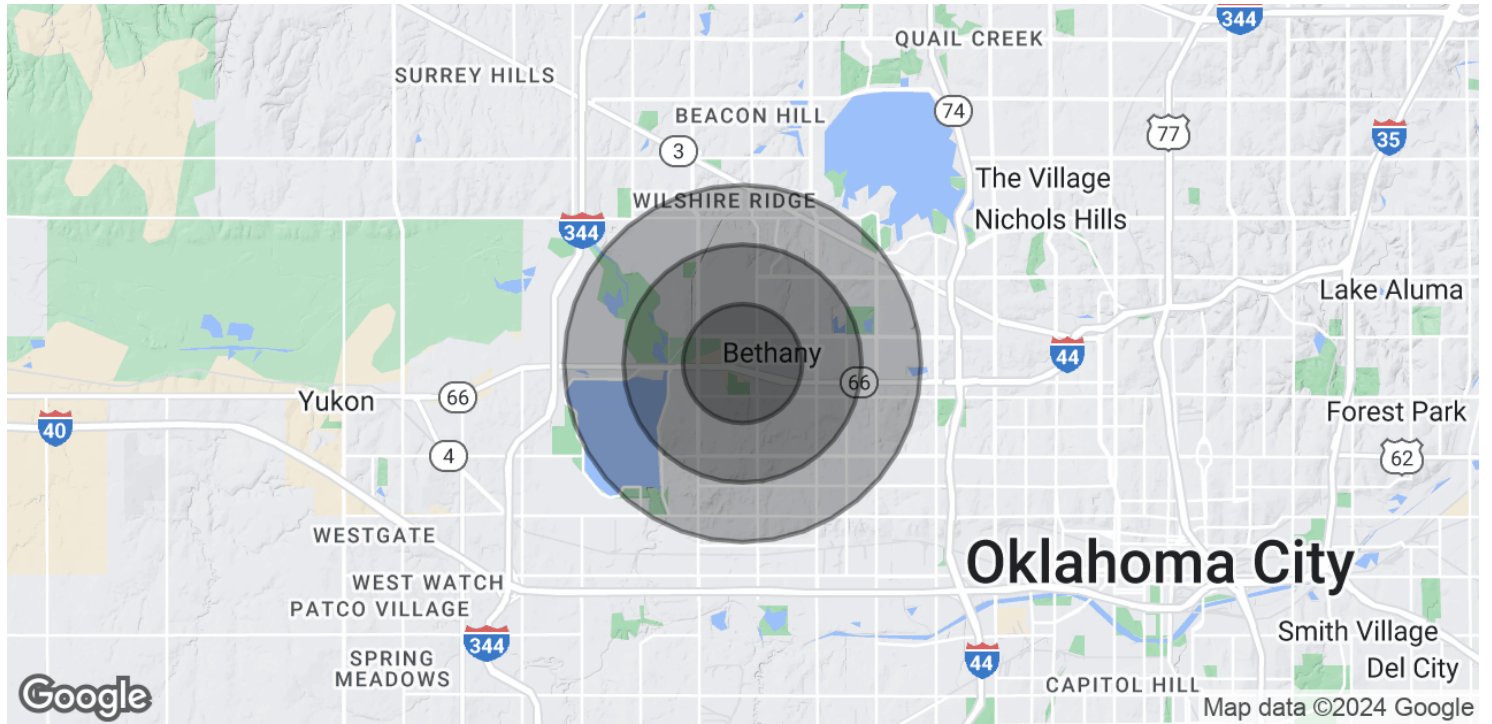
LOCATION MAP



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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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