



BUILDING PURCHASE OPPORTUNITY

## 30,388 SF Industrial Warehouse

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PROPERTY SPECIFICATIONS

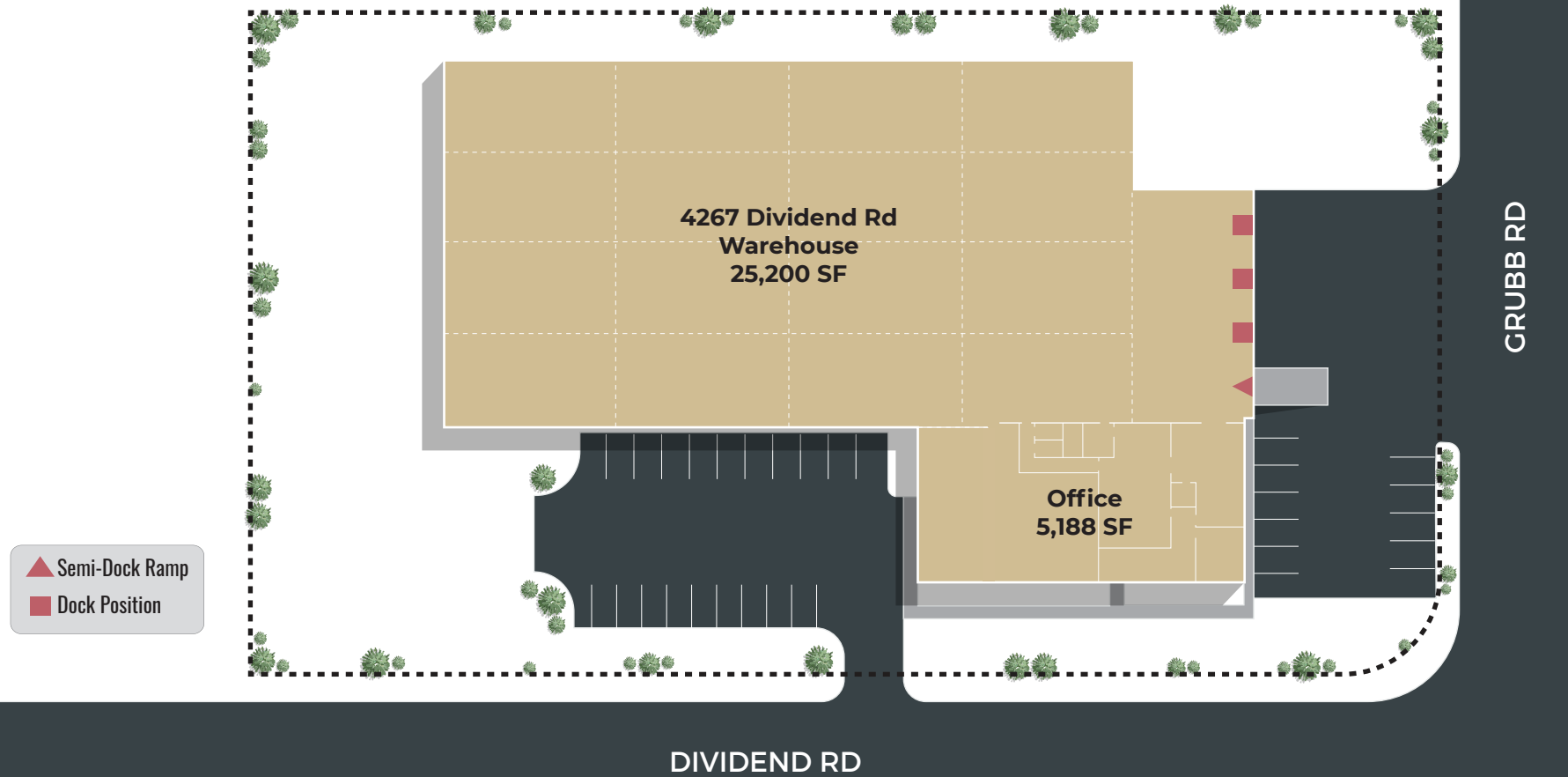
<b>PROPERTY SIZE</b>	30,388 SF
<b>WAREHOUSE</b>	25,200 (224' x 112.5')
<b>OFFICE</b>	5,188 SF
<b>CLEAR HEIGHT</b>	22'
<b>LOADING</b>	Covered Dock Platform with 3 Oversized Overhead Doors and 1 Semi-dock Ramp
<b>BUILDING DIMENSIONS</b>	224' W x 112.5' D
<b>COLUMN SPACING</b>	28.5' W x 56' D
<b>ACCESS</b>	Immediate Proximity to IH-35, IH-10, and Loop 410
<b>ZONING</b>	I2- Heavy Industrial
<b>PARKING</b>	Over 1:1,000 Parking
<b>YEAR BUILT</b>	1973
<b>ADD'L HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>» Office does not encroach on warehouse envelope</li> <li>» 0.5+ Acre of additional green space</li> <li>» Large temperature-controlled storage area within office</li> <li>» Solar Panel system already installed</li> <li>» Heavy Power- 2000kva</li> <li>» Sprinklers</li> </ul>

PROPERTY PHOTOS




**30,388 SF**

TOTAL SQUARE FEET




# LABOR ADVANTAGES


## WAREHOUSE WORKERS

	<b>15 MIN</b>	<b>30 MIN</b>	<b>60 MIN</b>	2024 Resident Workers
	<b>3,953</b>	<b>29,720</b>	<b>46,210</b>	
	<b>37%</b>	<b>37%</b>	<b>43%</b>	Past 5-Year Growth
<b>\$15.78</b>	<b>5,746</b>	<b>6,697</b>	<b>1,565</b>	2024 Net Commuters
Avg Hourly Earnings				

## FORKLIFT DRIVERS

	<b>15 MIN</b>	<b>30 MIN</b>	<b>60 MIN</b>	2024 Resident Workers
	<b>848</b>	<b>5,649</b>	<b>8,571</b>	
	<b>139%</b>	<b>131%</b>	<b>136%</b>	Past 5-Year Growth
<b>\$18.39</b>	<b>2,260</b>	<b>1,652</b>	<b>688</b>	2024 Net Commuters
Avg Hourly Earnings				

## MANUFACTURERS & FABRICATORS

	<b>15 MIN</b>	<b>30 MIN</b>	<b>60 MIN</b>	2024 Resident Workers
	<b>918</b>	<b>6,851</b>	<b>10,964</b>	
	<b>6%</b>	<b>3%</b>	<b>8%</b>	Past 5-Year Growth
<b>\$18.85</b>	<b>750</b>	<b>1,568</b>	<b>1,194</b>	2024 Net Commuters
Avg Hourly Earnings				

**614,983**

15 MIN DRIVE TIME  
2025 TOTAL POPULATION


**2,059,785**

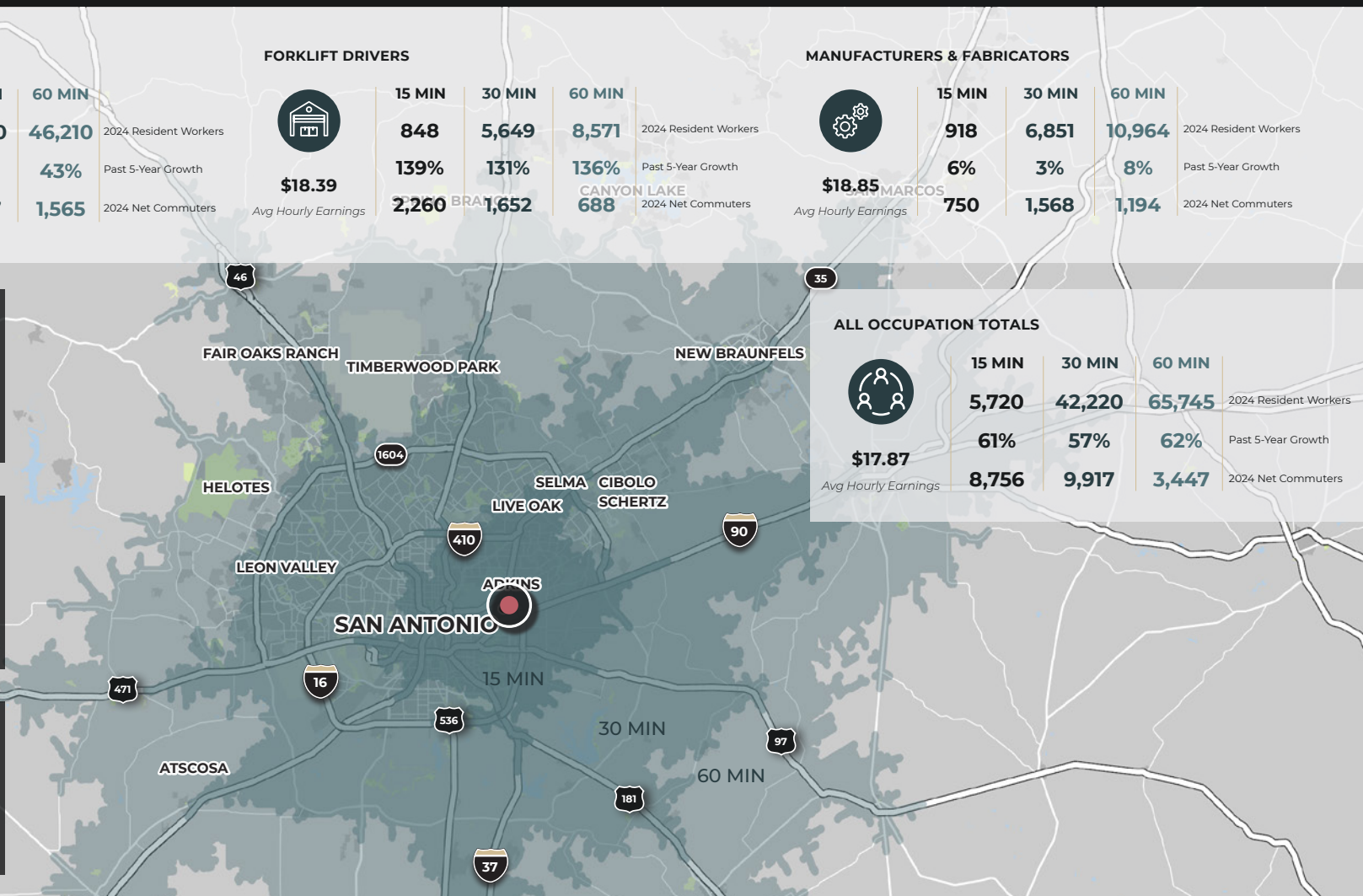
30 MIN DRIVE TIME  
2025 TOTAL POPULATION

**2,687,622**

60 MIN DRIVE TIME  
2025 TOTAL POPULATION

## ALL OCCUPATION TOTALS

	<b>15 MIN</b>	<b>30 MIN</b>	<b>60 MIN</b>	2024 Resident Workers
	<b>5,720</b>	<b>42,220</b>	<b>65,745</b>	
	<b>61%</b>	<b>57%</b>	<b>62%</b>	Past 5-Year Growth
<b>\$17.87</b>	<b>8,756</b>	<b>9,917</b>	<b>3,447</b>	2024 Net Commuters
Avg Hourly Earnings				



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