



**PROPERTY DESCRIPTION**

+/- 14,263sf Flex redevelopment opportunity for single or multi users. Former Armored Truck Office property features 10,769sf of existing Warehouse and 3,500sf of existing Office/Storage. Planned renovations include new parking areas, new bathrooms, exterior façade upgrades, new flooring, paint, HVAC and drop ceilings in office areas. Property has 1 existing OHD with ramp in warehouse and 1 dock OHD into Electrical storage room, ability to add 1-2 additional doors to warehouse. Roof was replace in 2019. Call to discuss pricing and subdivision options.

**PROPERTY HIGHLIGHTS**

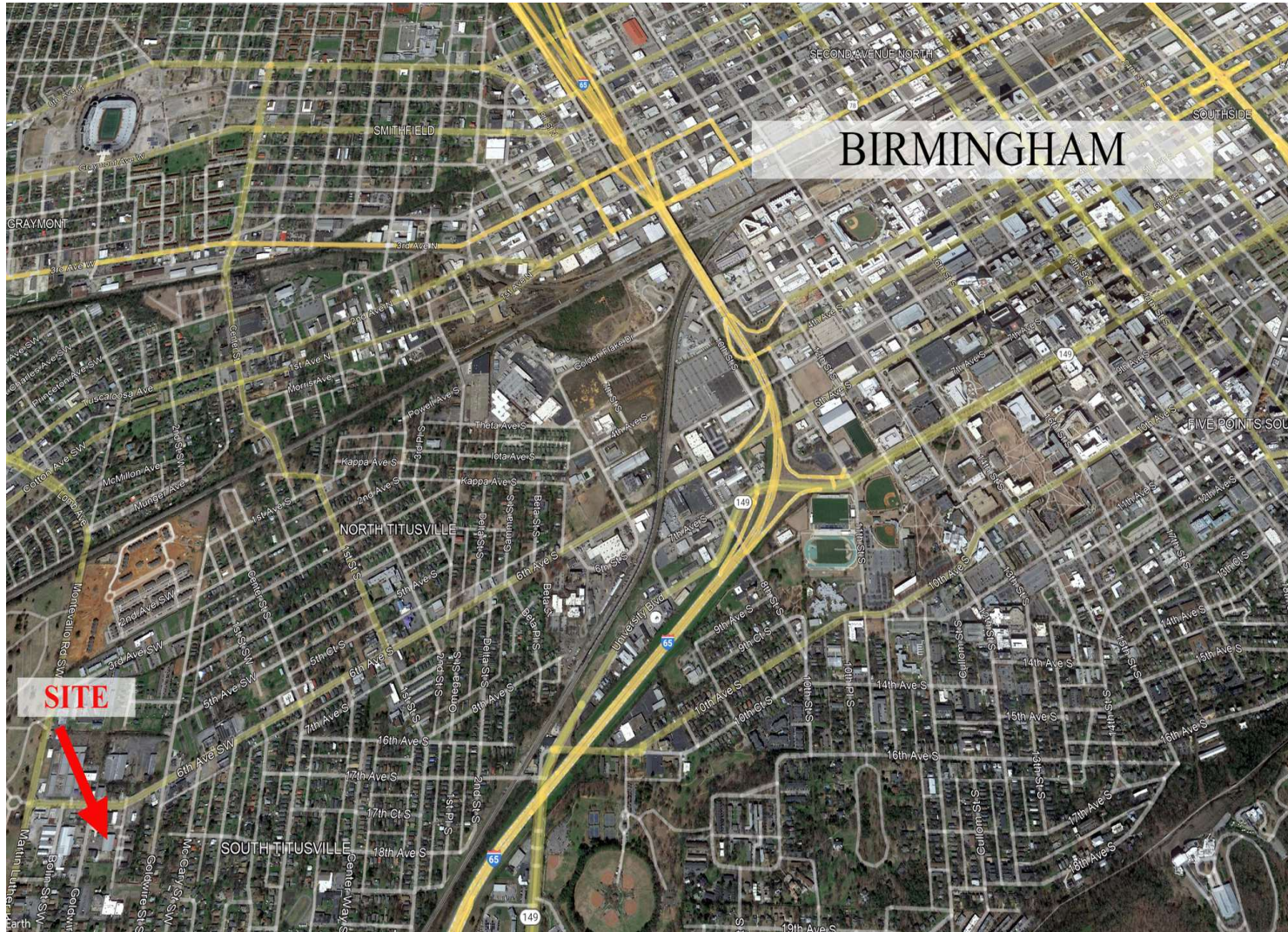
- Subdivision in warehouse down to +/-1,500sf and Office down to +/-1700sf.
- Ability to have 3 to 4 Tenants with shared common areas.
- Delivery in 60 - 90 days.
- 20' Clear in Warehouse
- Negotiable lease rates.
- \*Rates dependent upon delivery conditions and term.
- Call to Discuss!!!

**OFFERING SUMMARY**

Lease Rate:	Call to Discuss
Available SF:	1,500 - 14,263 SF

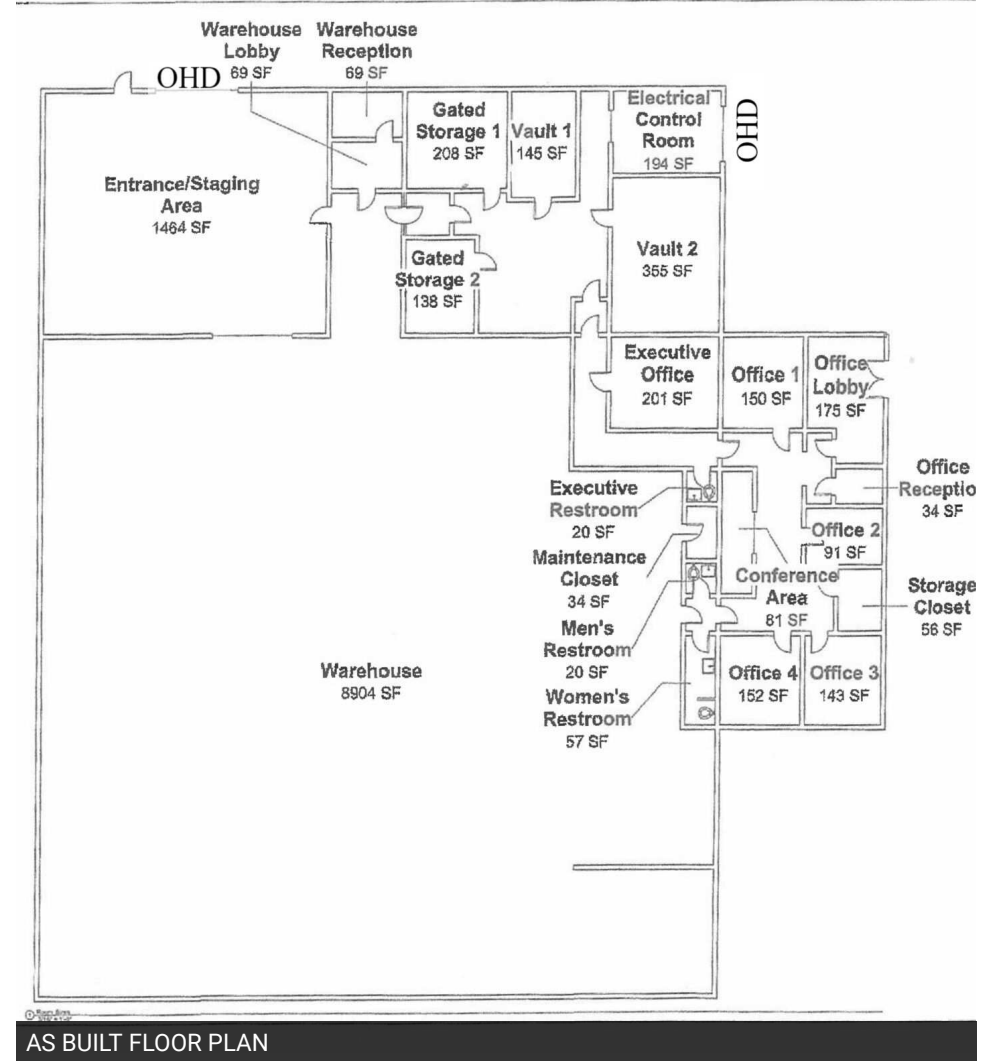
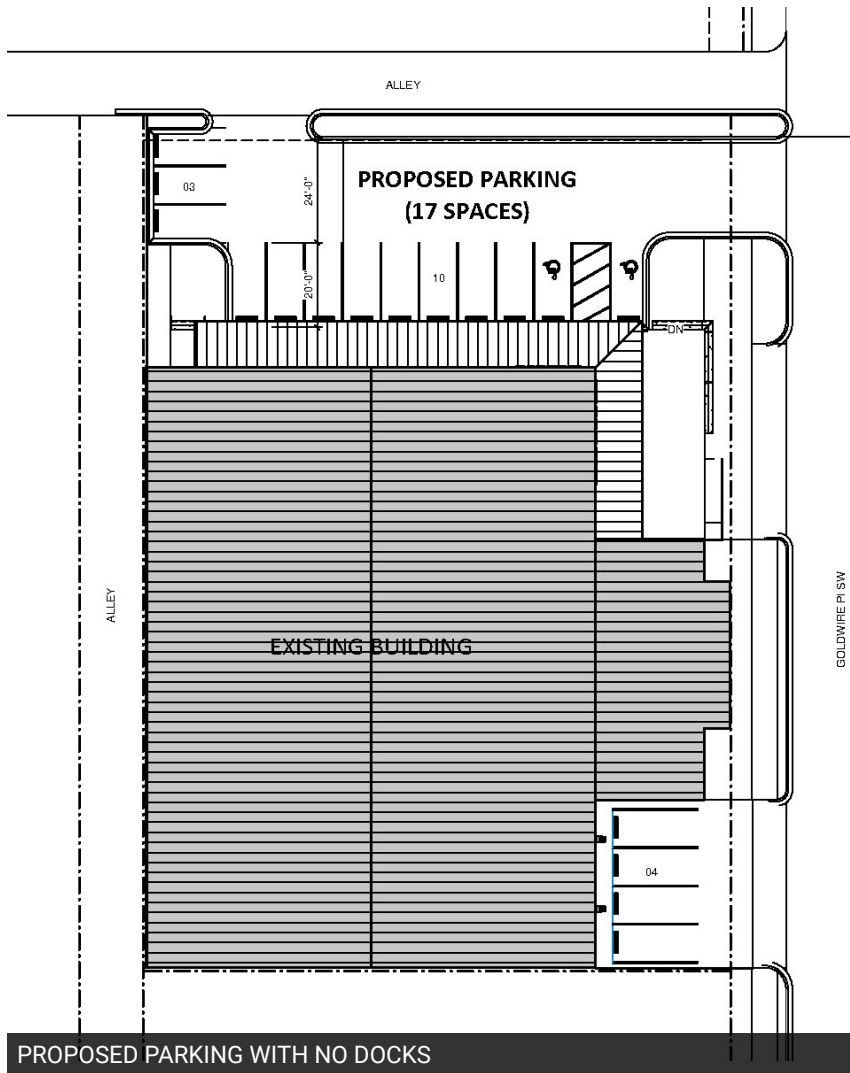
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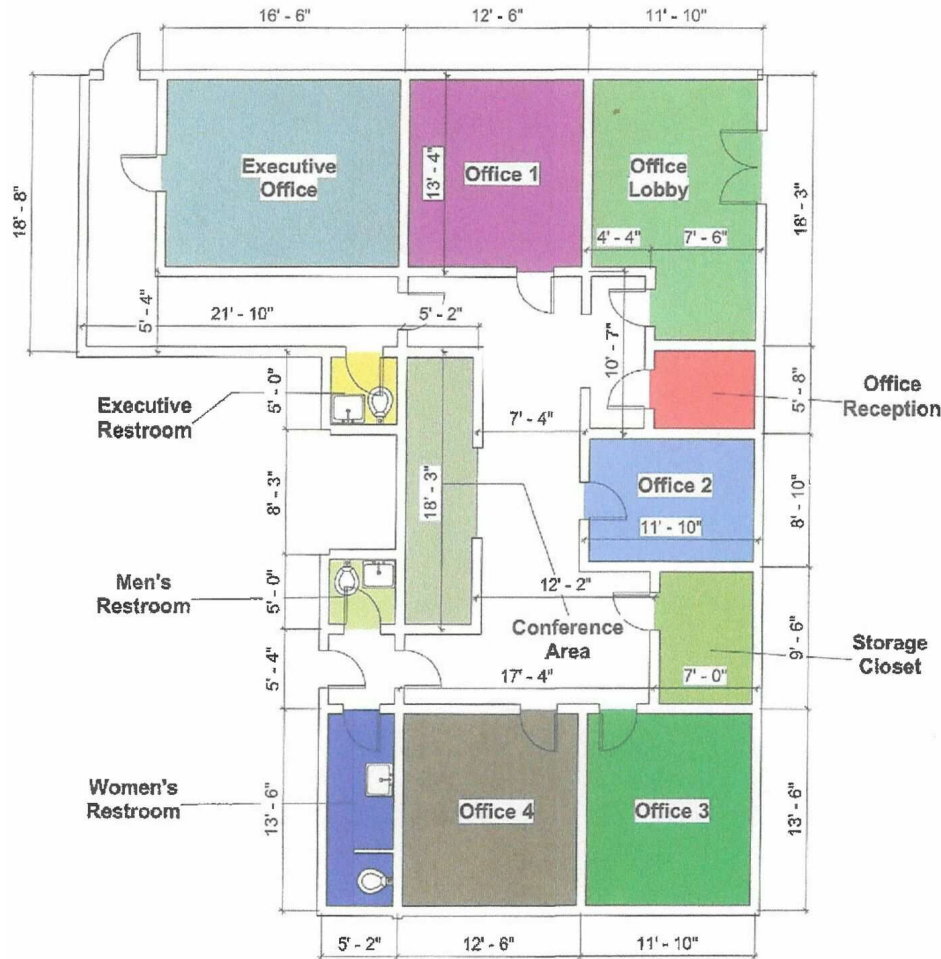
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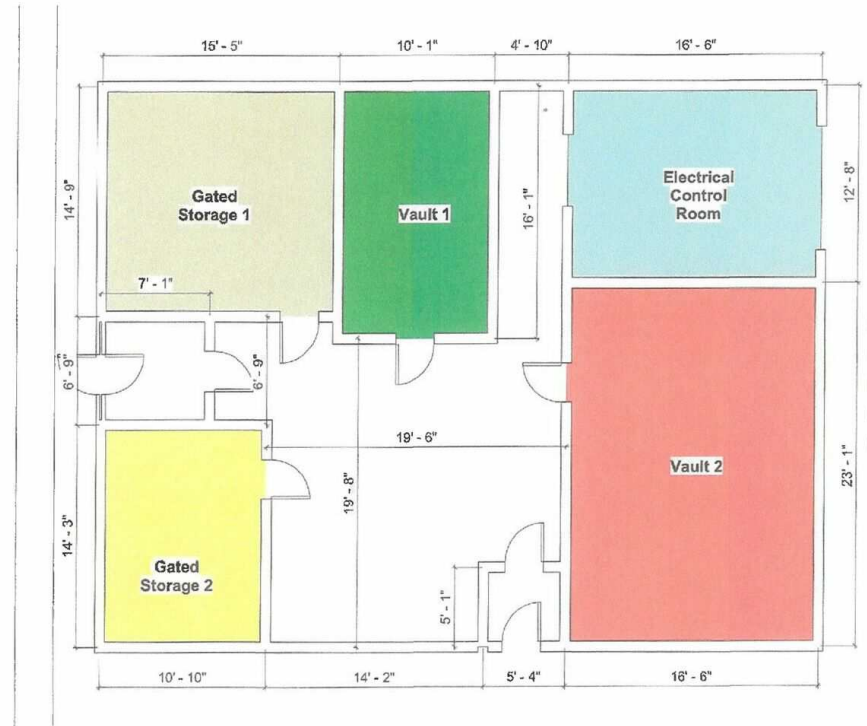


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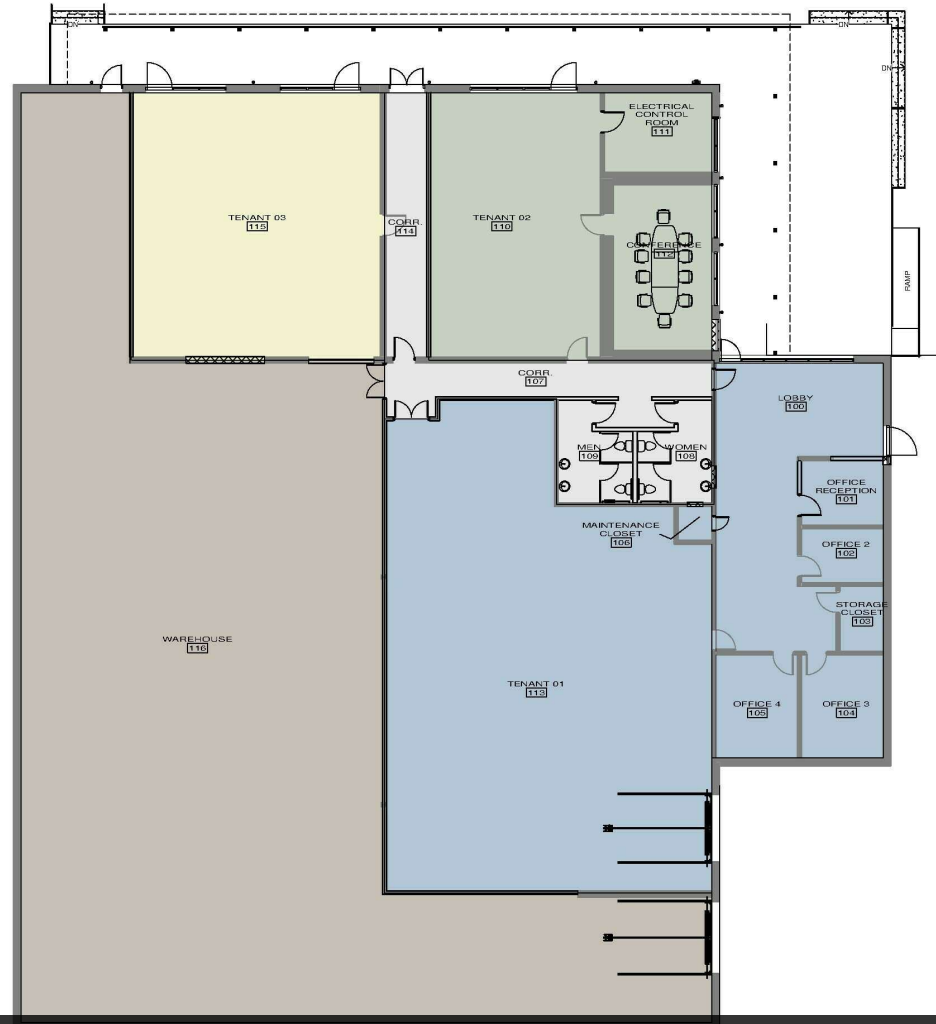
EXISTING OFFICE AREA



EXISTING STORAGE AREA

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SUBDIVISION EXAMPLE WITH COMMON AREA

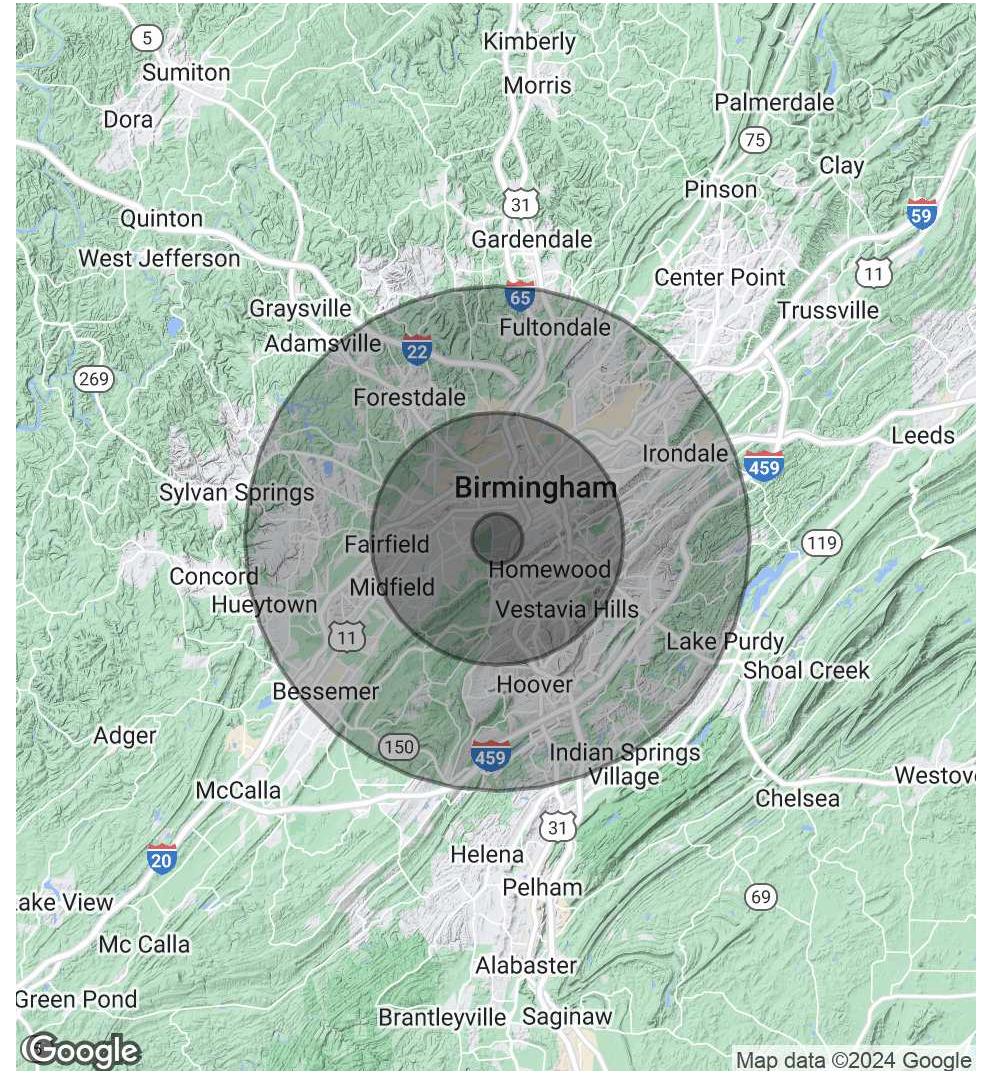
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	9,543	181,042	440,731
Average Age	38.5	37.9	38.8
Average Age (Male)	38.0	34.8	36.6
Average Age (Female)	40.9	39.5	40.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	6,338	95,884	219,188
# of Persons per HH	1.5	1.9	2.0
Average HH Income	\$31,584	\$63,688	\$70,881
Average House Value	\$70,822	\$206,110	\$208,735

\* Demographic data derived from 2020 ACS - US Census



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