

## Garfield Street Warehouse



### Building

- 3650 SF
- Concrete Floor
- Electric Service
- **LEASE RATE - Negotiable**
- **Long Term - NNN**

### Side A

- 11' Clear Height
- 1 Drive-in Door
- 1 Service door

### Side B

- 13' Clear Height
- 3 - 12' Overhead Doors

Contact:

**Mark Pound**  
COMMERCIAL AGENT

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Contact:

**Matt Anderson**  
COMMERCIAL BROKER

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## Interior Photos



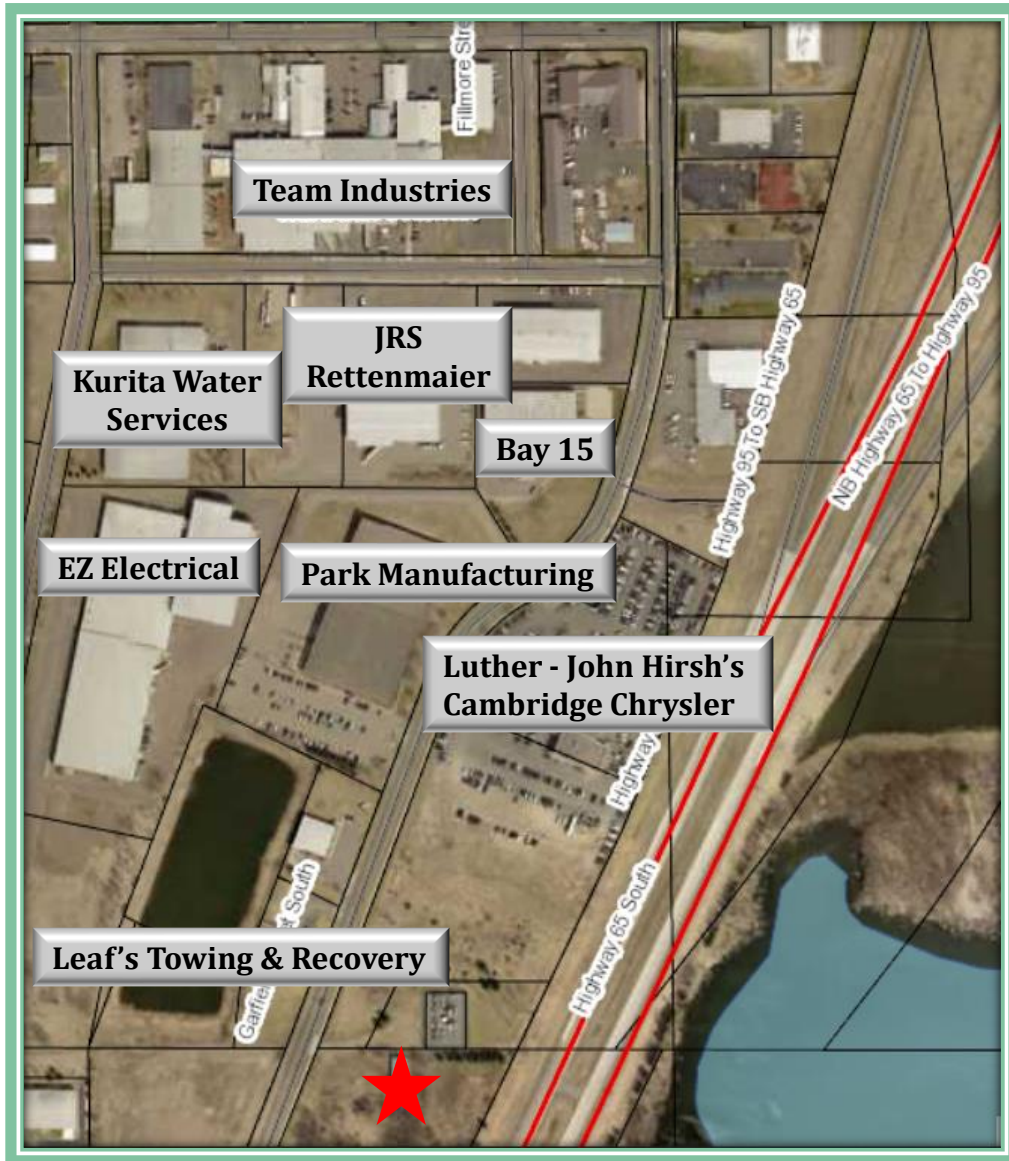
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## Local Commerce



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<u>DEMOGRAPHICS</u>	1 MILE	5 MILES	10 MILES
POPULATION	8209	14,246	31,576
MEDIAN HH INCOME	\$51,812	\$59,230	\$61,146
AVERAGE HH INCOME	\$55,001	\$72,890	\$71,935

**PULLING FROM SEVERAL SURROUNDING COMMUNITIES CAMBRIDGE HAS 22,300 CPD TRAVELING INTO ITS RETAIL HUB.**

**TRAFFIC COUNTS CITY OF CAMBRIDGE**

HWY 65 AT HWY 95	22,700 CARS PER DAY
HWY 65 AT MAIN ST	18,900 CARS PER DAY
HWY 95 AT OPPORTUNITY BLVD.	22,300 CARS PER DAY
HWY 95 AT MAIN ST	14,200 CARS PER DAY
HWY 95 AT SPIRIT RIVER DR.	11,500 CARS PER DAY

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