

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Building 1 offers approximately 7,500 SF of gross leasable area across two levels (3,750 SF per floor) and features a full office buildout including 13 private offices (9 downstairs, 4 upstairs), open workspace suitable for cubicles or storage, a kitchenette, restrooms, and a dedicated server room. The building is fully climate controlled and equipped with an elevator for convenient access between floors.

Building 2 consists of 3,200 SF of climate-controlled space and includes two private offices, providing additional office or operational workspace.

Building 3 contains approximately 3,000 SF and includes five private offices, a server room, kitchen, and restrooms, along with a 20' x 30' warehouse section equipped with a 10' x 10' overhead door. The building is fully climate controlled, offering a functional combination of office and light warehouse space.

Building 4 provides approximately 3,000 SF of warehouse space and features three 10' x 12' overhead doors, allowing for efficient loading, storage, or service operations.

The property also includes secured parking, a fenced yard, and security camera coverage. A 6,200 SF former building pad located at the front of the property provides potential for future expansion or additional construction. This configuration is well suited for owner-users, contractors, service companies, technology firms, or businesses requiring a mix of office, warehouse, and secured outdoor storage.

OFFERING SUMMARY

| | |
|-----------------|--------------------|
| Sale Price: | \$1,750,000 |
| Price / SF: | \$105 |
| Building GLA | 16,700 SF |
| # of Buildings: | 4 |
| Lot Size: | 2.75 Acres |
| Zoning: | IM |
| Yard Space: | Secured / Concrete |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 174 | 8,811 | 39,068 |
| Total Population | 400 | 24,979 | 104,523 |
| Average HH Income | \$68,873 | \$60,569 | \$63,145 |

CHANDLER MOREAU

Owner / Managing Broker

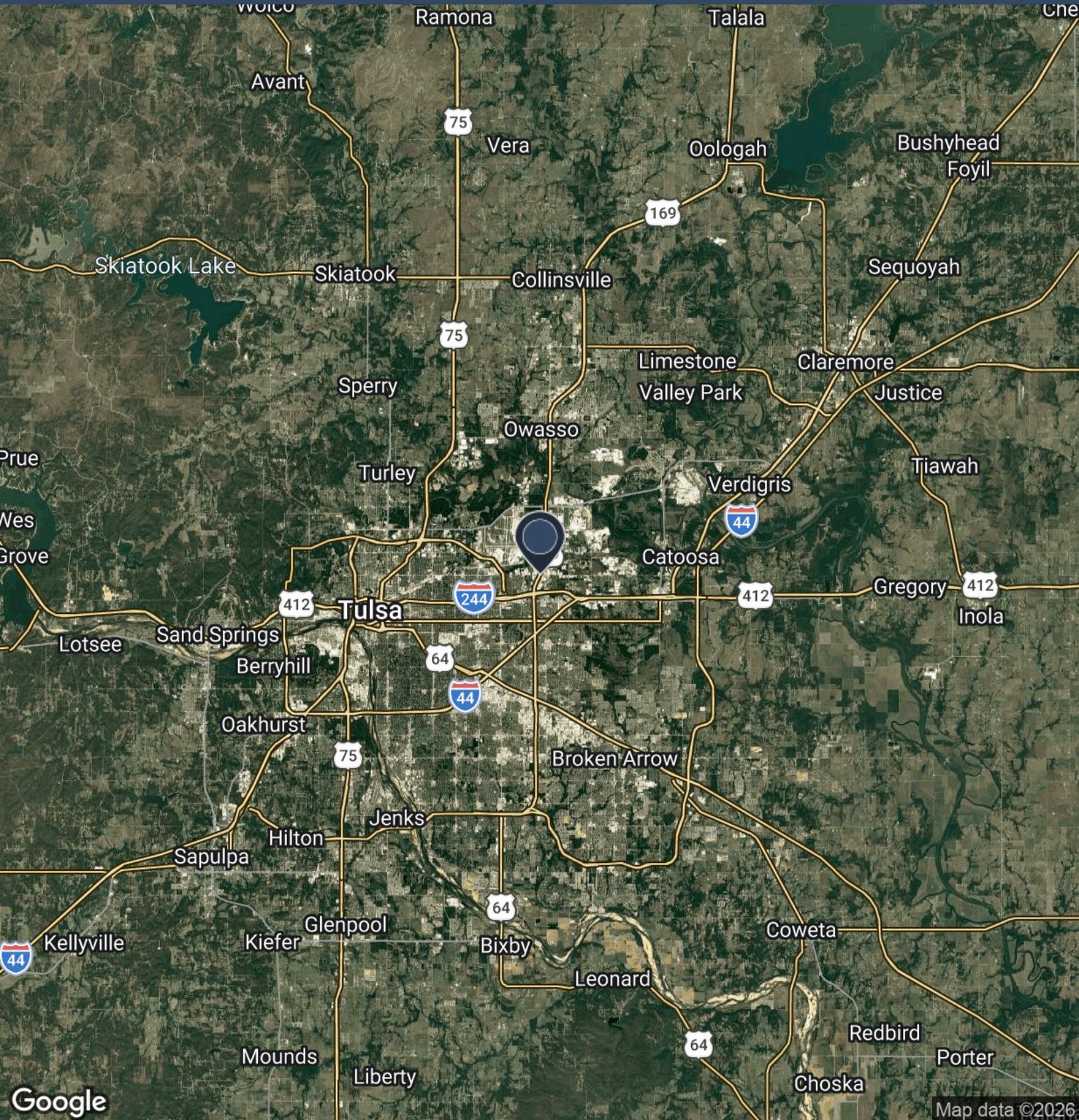
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ADDITIONAL PHOTOS



LOCATION MAP

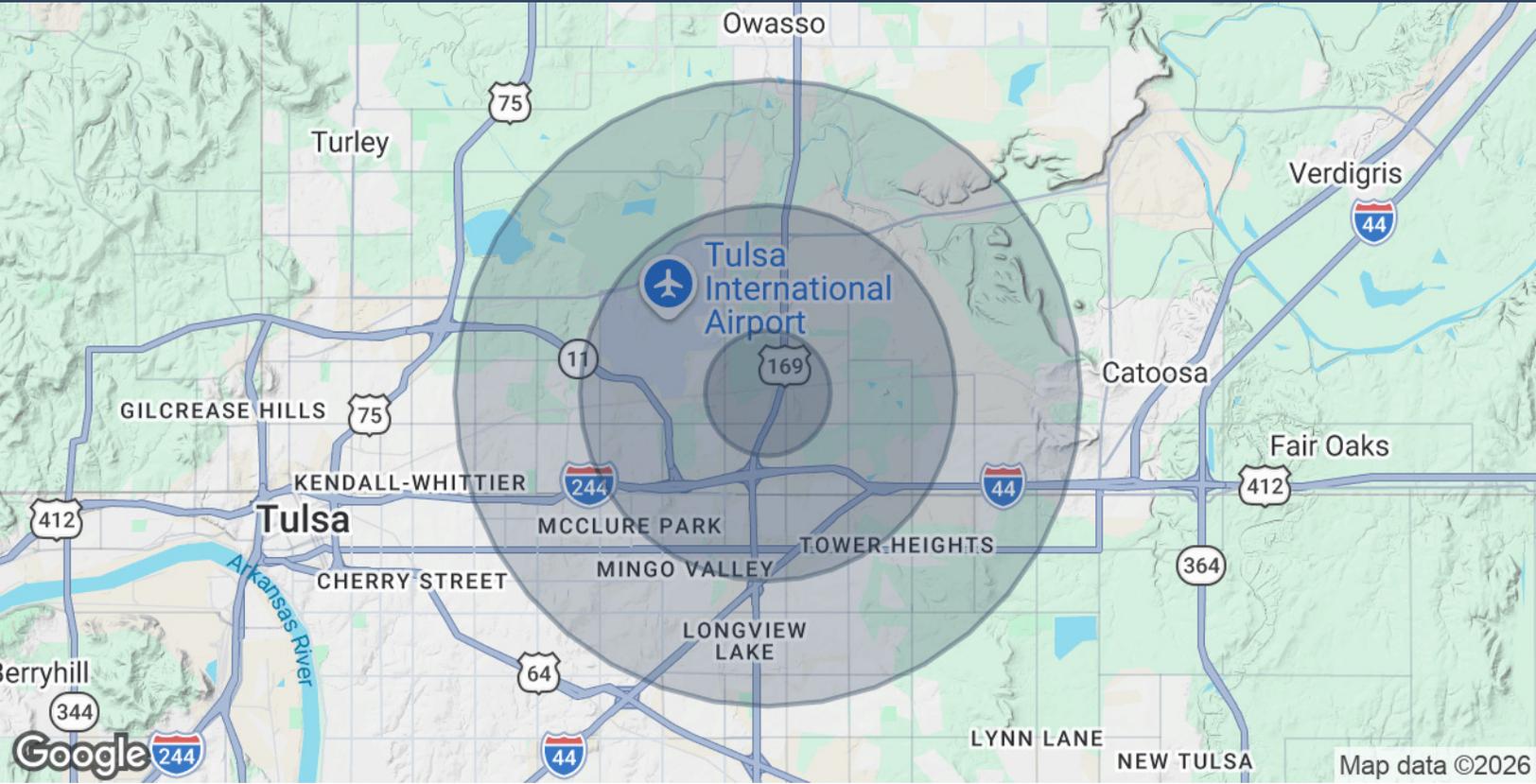


Google

Map data ©2026

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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 400 | 24,979 | 104,523 |
| Average Age | 37.2 | 31.9 | 32.8 |
| Average Age (Male) | 31.2 | 31.3 | 32.5 |
| Average Age (Female) | 45.5 | 33.5 | 34.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 174 | 8,811 | 39,068 |
| # of Persons per HH | 2.3 | 2.8 | 2.7 |
| Average HH Income | \$68,873 | \$60,569 | \$63,145 |
| Average House Value | \$101,606 | \$107,118 | \$136,751 |

2023 American Community Survey (ACS)

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