



## PROPERTY DESCRIPTION

The space available is 2,400 sf and is a mix of office and warehouse space. There is approximately 1,000 sf of office with 1,400 sf of non air conditioned warehouse. There are 2 grade level loading doors. A portion of the office area has decking above for storage which is accessible by stairs. The rent include trash pick up and water/sewer. Most office and clean industrial uses are permitted. Automotive uses are not permitted.

## PROPERTY HIGHLIGHTS

- 2 roll up doors
- Trash and water included in the rent
- Additional storage space above the office, not part of the rentable SF
- Professionally managed and well maintained property.

## OFFERING SUMMARY

|                       |                    |
|-----------------------|--------------------|
| <b>Lease Rate:</b>    | \$15.00 SF/yr (MG) |
| <b>Available SF:</b>  | 2,400 SF           |
| <b>Lot Size:</b>      | 5 Acres            |
| <b>Building Size:</b> | 52,800 SF          |

| DEMOGRAPHICS             | 0.3 MILES | 0.5 MILES | 1 MILE    |
|--------------------------|-----------|-----------|-----------|
| <b>Total Households</b>  | 105       | 572       | 2,628     |
| <b>Total Population</b>  | 264       | 1,440     | 6,532     |
| <b>Average HH Income</b> | \$136,811 | \$135,011 | \$136,401 |

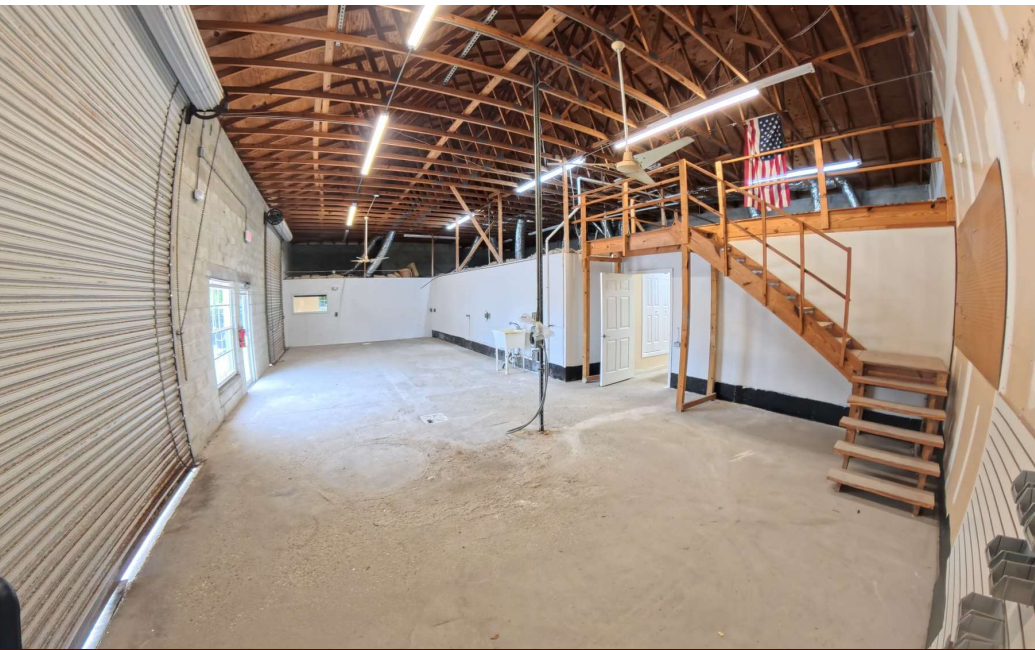
**ADAM RATHBUN, CCIM, SIOR**

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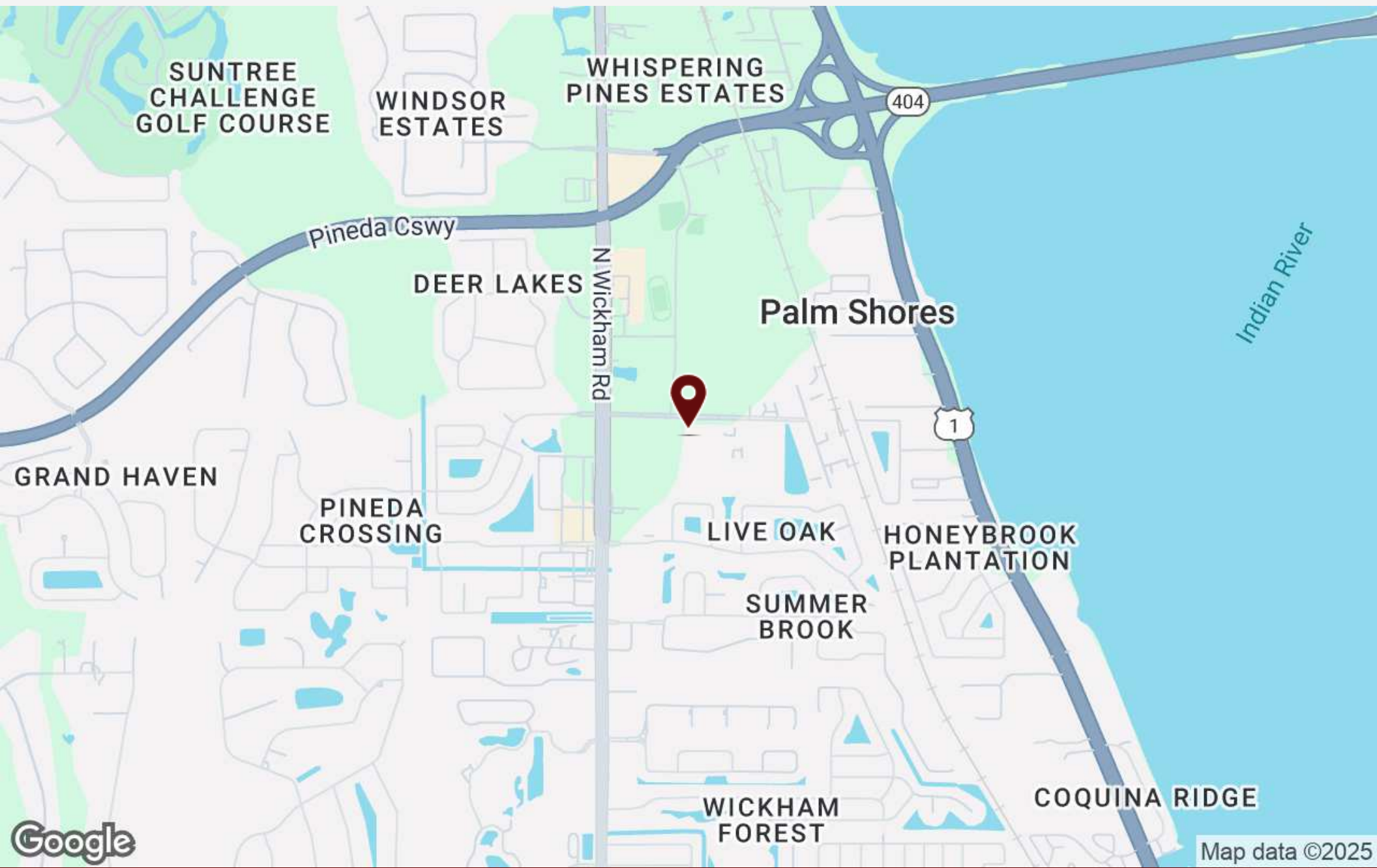
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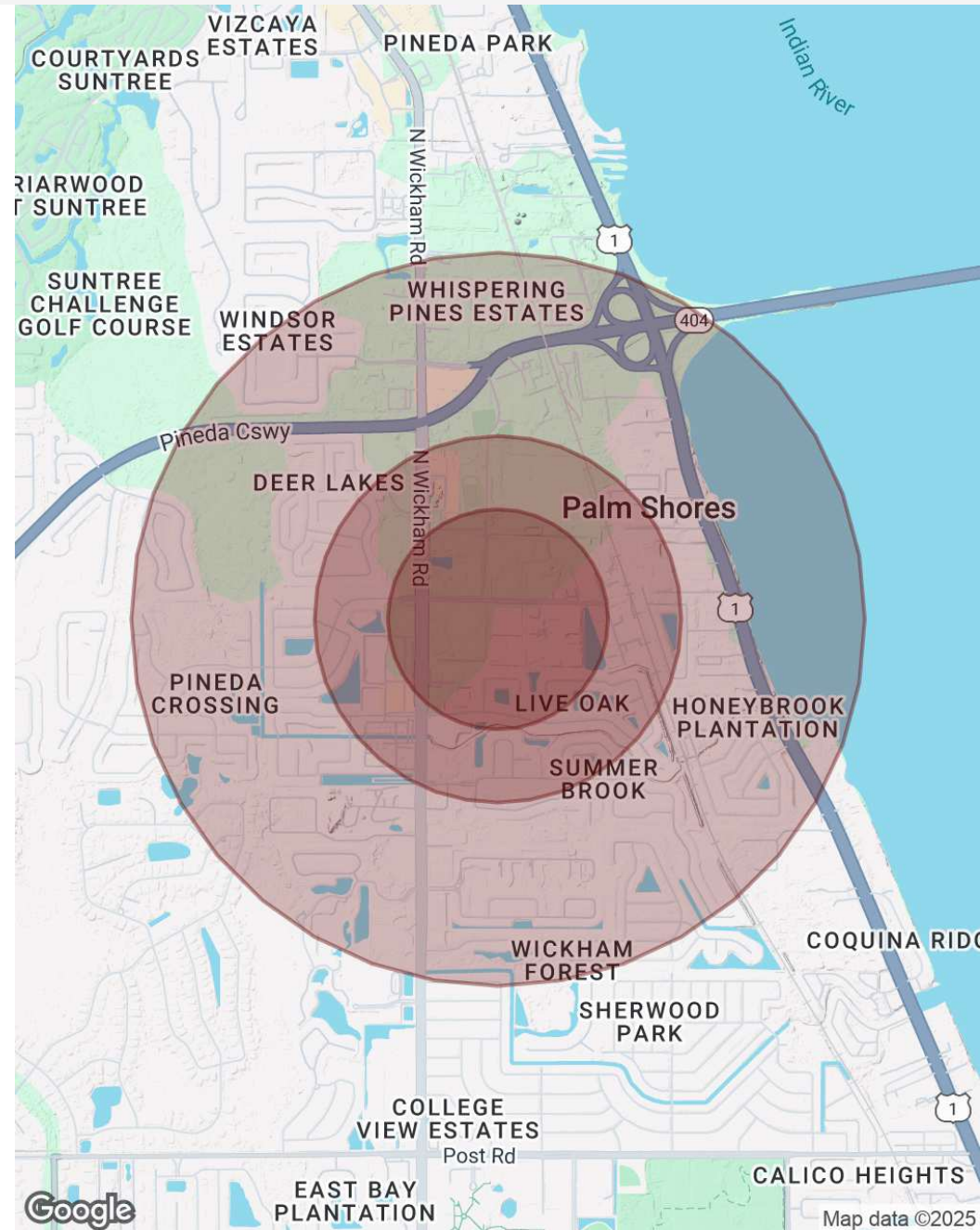
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 264       | 1,440     | 6,532     |
| Average Age          | 48        | 47        | 47        |
| Average Age (Male)   | 47        | 47        | 47        |
| Average Age (Female) | 48        | 48        | 48        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 105       | 572       | 2,628     |
| # of Persons per HH  | 2.5       | 2.5       | 2.5       |
| Average HH Income    | \$136,811 | \$135,011 | \$136,401 |
| Average House Value  | \$466,727 | \$486,461 | \$494,797 |

Demographics data derived from AlphaMap



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