



OFFERING SUMMARY

Lease Rate:	\$16 psf
Available SF:	2,362
Year Built:	1987
Loading:	Drive-In Door
Ceiling Height:	14'
Zoning:	Light Industrial

PROPERTY OVERVIEW

2,362 sf +/- industrial space for lease. Landlord will consider converting some of the office space to warehouse for the right tenant.

PROPERTY HIGHLIGHTS

- 50% +/- Office (see attached floor plan)
- Secure gated loading area
- Utilities - direct meter

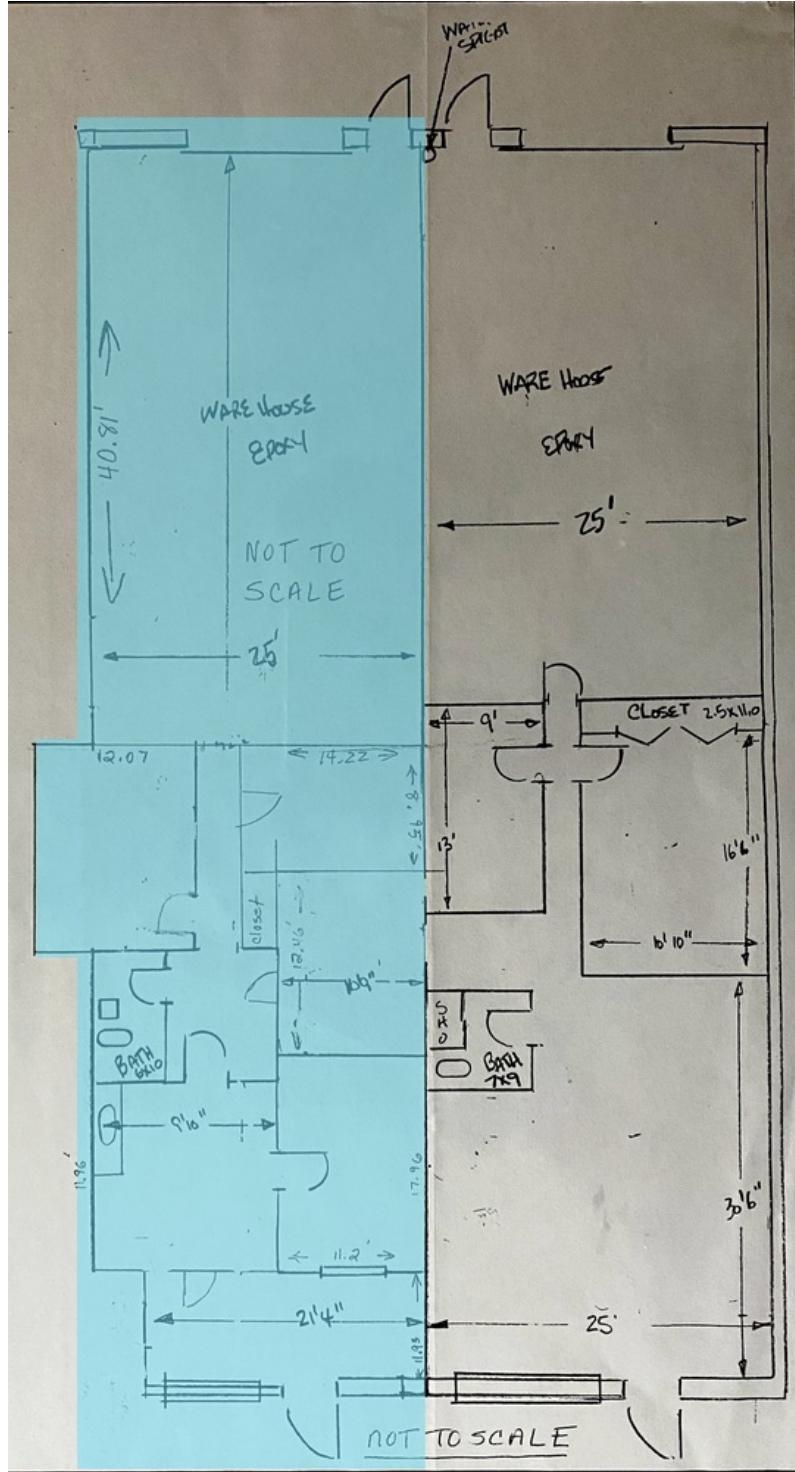
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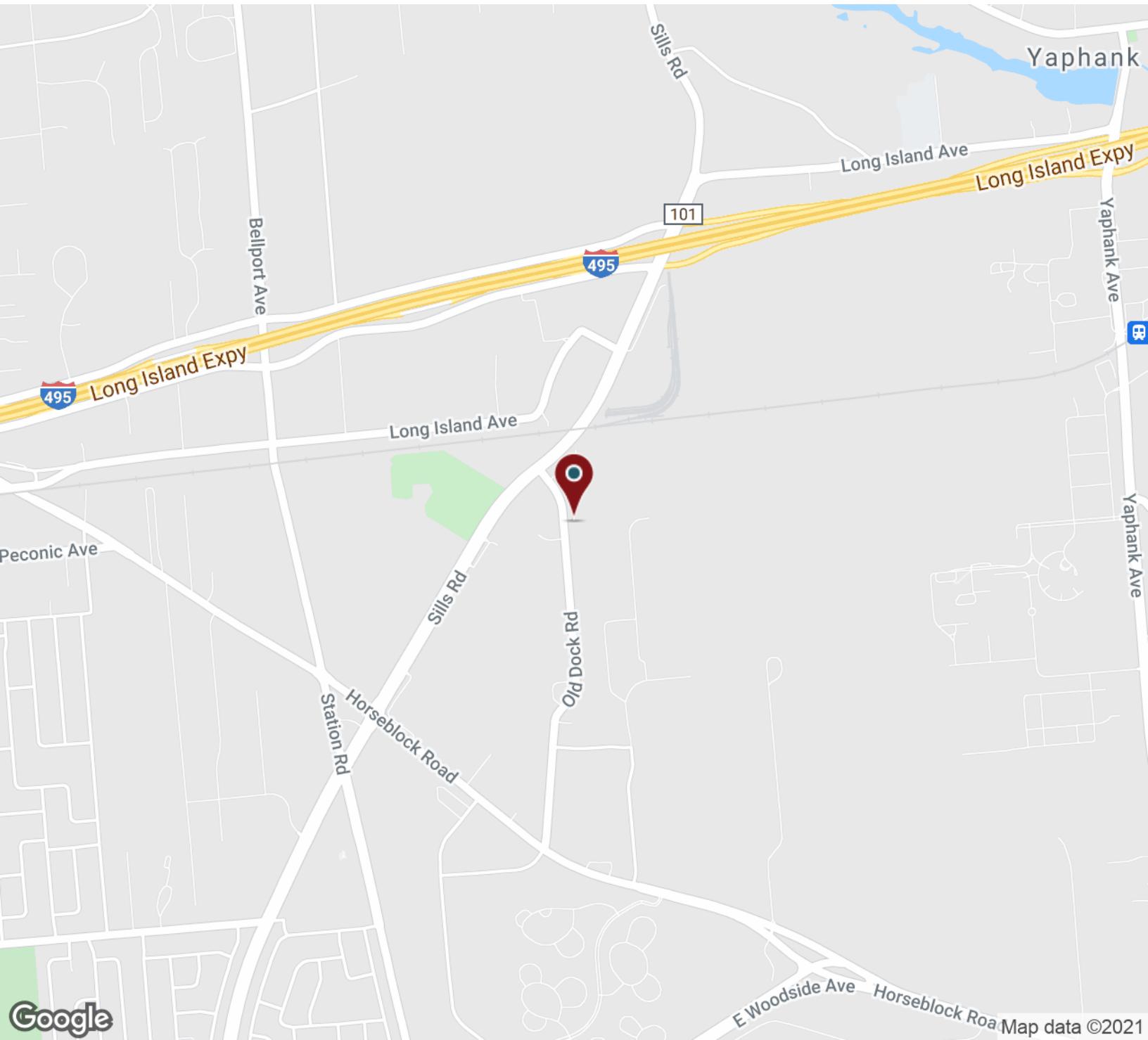
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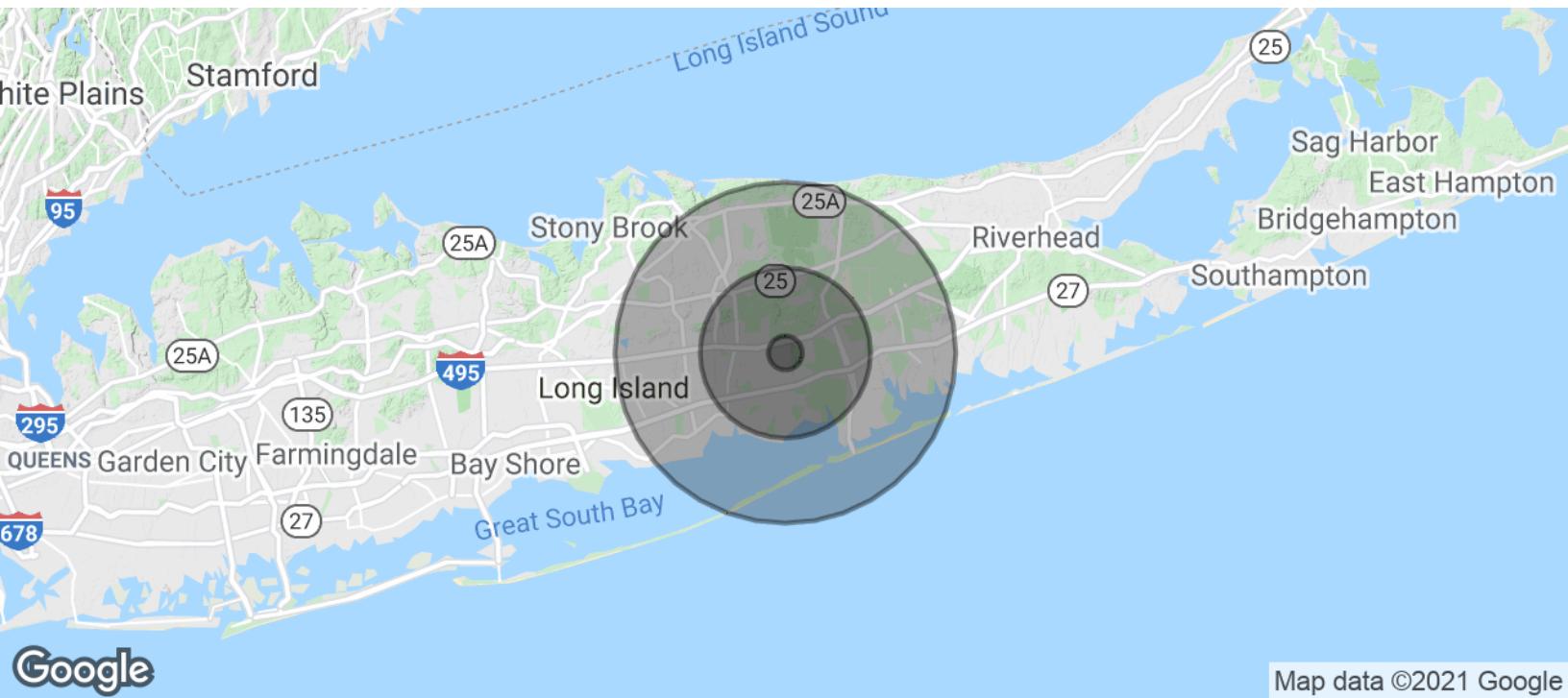
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Google

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,466	113,644	487,770
Average age	36.6	37.0	38.0
Average age (Male)	36.7	36.2	37.1
Average age (Female)	36.5	38.1	39.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	728	38,330	167,872
# of persons per HH	3.4	3.0	2.9
Average HH income	\$92,993	\$83,875	\$89,427
Average house value	\$377,021	\$363,420	\$380,653

* Demographic data derived from 2010 US Census

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