



OFFICE BUILDING FOR LEASE

VIDEO

PROPERTY DESCRIPTION

Quality 5,000 SF Flex Warehouse for lease off I-40 exit 398 Strawberry Plains. Building is nicely finished with three large offices, bathrooms and a galley kitchen as well as additional office within the shop space. 12' Roll up door for drive-in as well as a loading dock. 3 Phase Power, 16' ceiling height and plenty of room to park.

PROPERTY HIGHLIGHTS

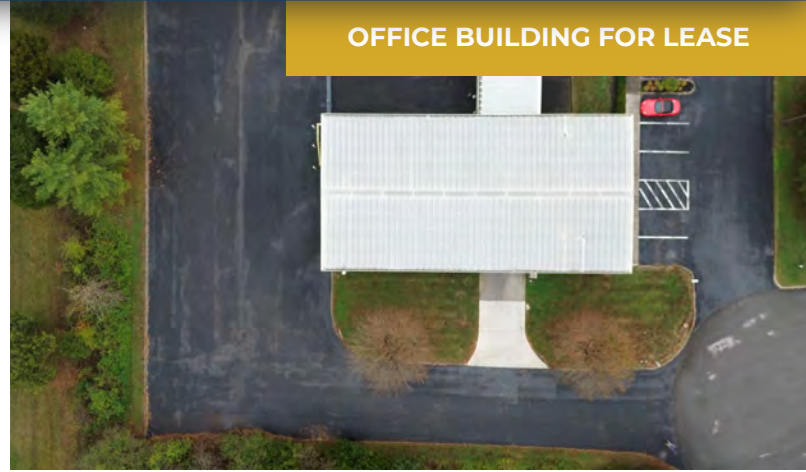
- Efficient 5,000 SF
- Ease of access to I-40
- 1 Drive - In Door
- 1 Loading Dock
- 3 Phase Power
- 16' Ceiling Height

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,000 SF

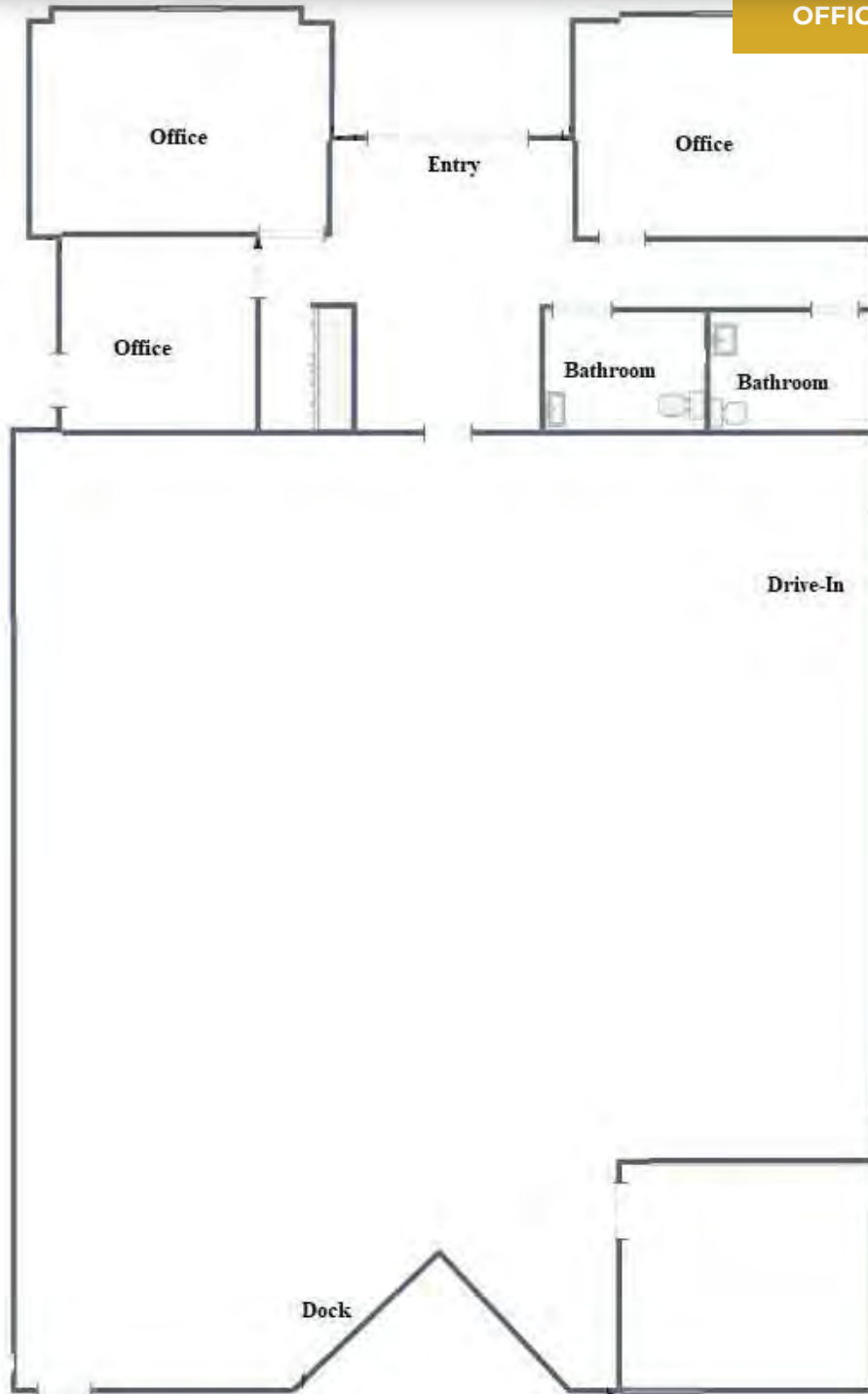
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	506	3,544	11,838
Total Population	1,178	8,576	29,240
Average HH Income	\$76,399	\$76,183	\$74,958

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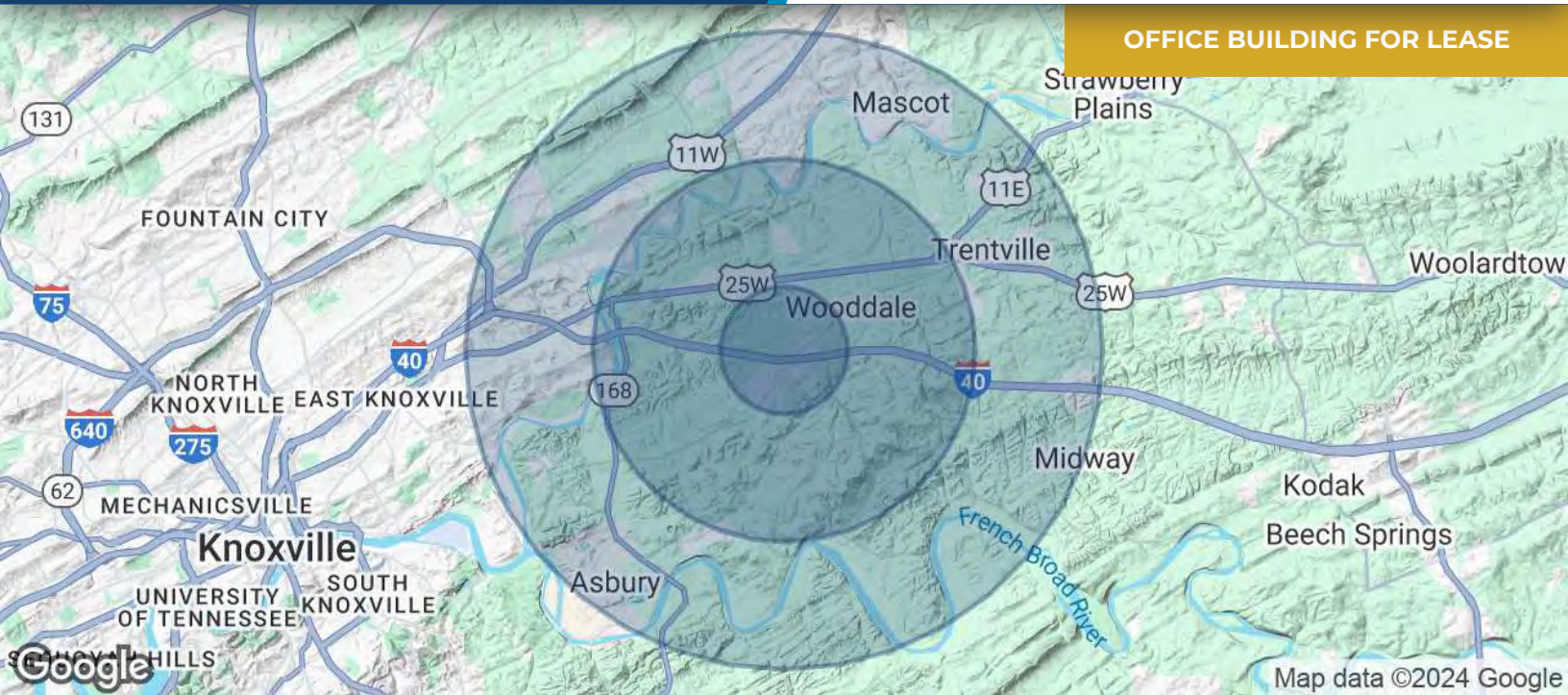


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Maxar Technologies

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	1,178	8,576	29,240
Average Age	45	45	43
Average Age (Male)	43	43	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	506	3,544	11,838
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$76,399	\$76,183	\$74,958
Average House Value	\$277,393	\$289,911	\$295,885

Demographics data derived from AlphaMap

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