



## PROPERTY DESCRIPTION

10,000 sf unit with 2,100 sf office and 7,900 sf warehouse. Tilt wall construction & Fire Sprinklers. 20-24 ft clear height in warehouse. (1) pitted dock with 12'W x 14'T door and (1) 10'W x 10'H grade level door. Electrical Panel A - 200 amp 277/480 3 phase Electrical Panel B - 200 amp 120/208 3 phase Electrical Panel C - 100 amp 120/209 3 phase. HVAC in office area only. \$2.74/sf NNN Expenses

## PROPERTY HIGHLIGHTS

- 2,100 sf office
- Fire Sprinklers
- 500 amp - 3 phase power
- Pitted dock loading door
- Grade level loading door

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$11.00 SF/yr (NNN)
<b>Available SF:</b>	10,000 SF
<b>Lot Size:</b>	11.2 Acres
<b>Building Size:</b>	161,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	201	531	2,019
<b>Total Population</b>	384	1,065	4,643
<b>Average HH Income</b>	\$93,107	\$94,543	\$97,909

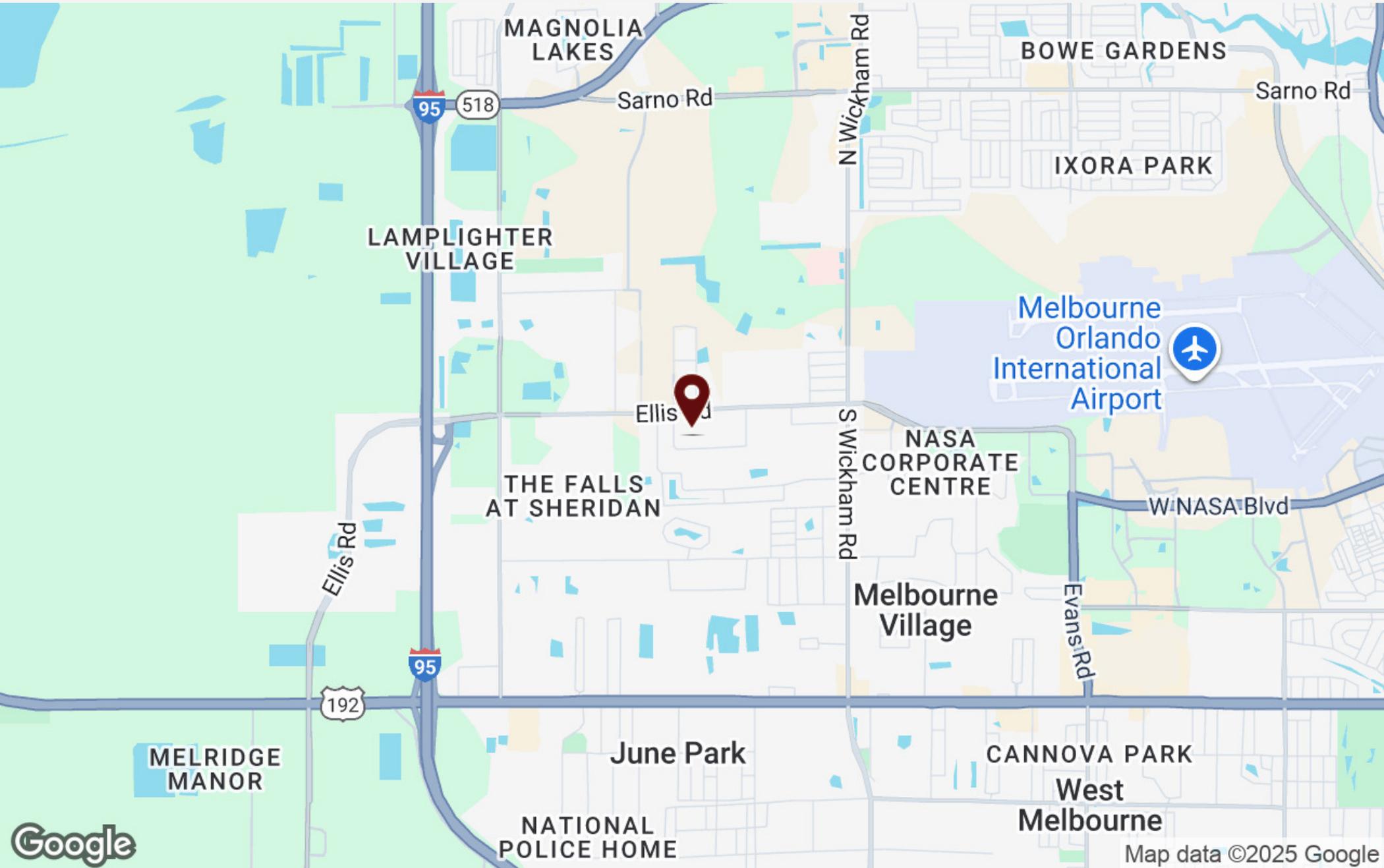
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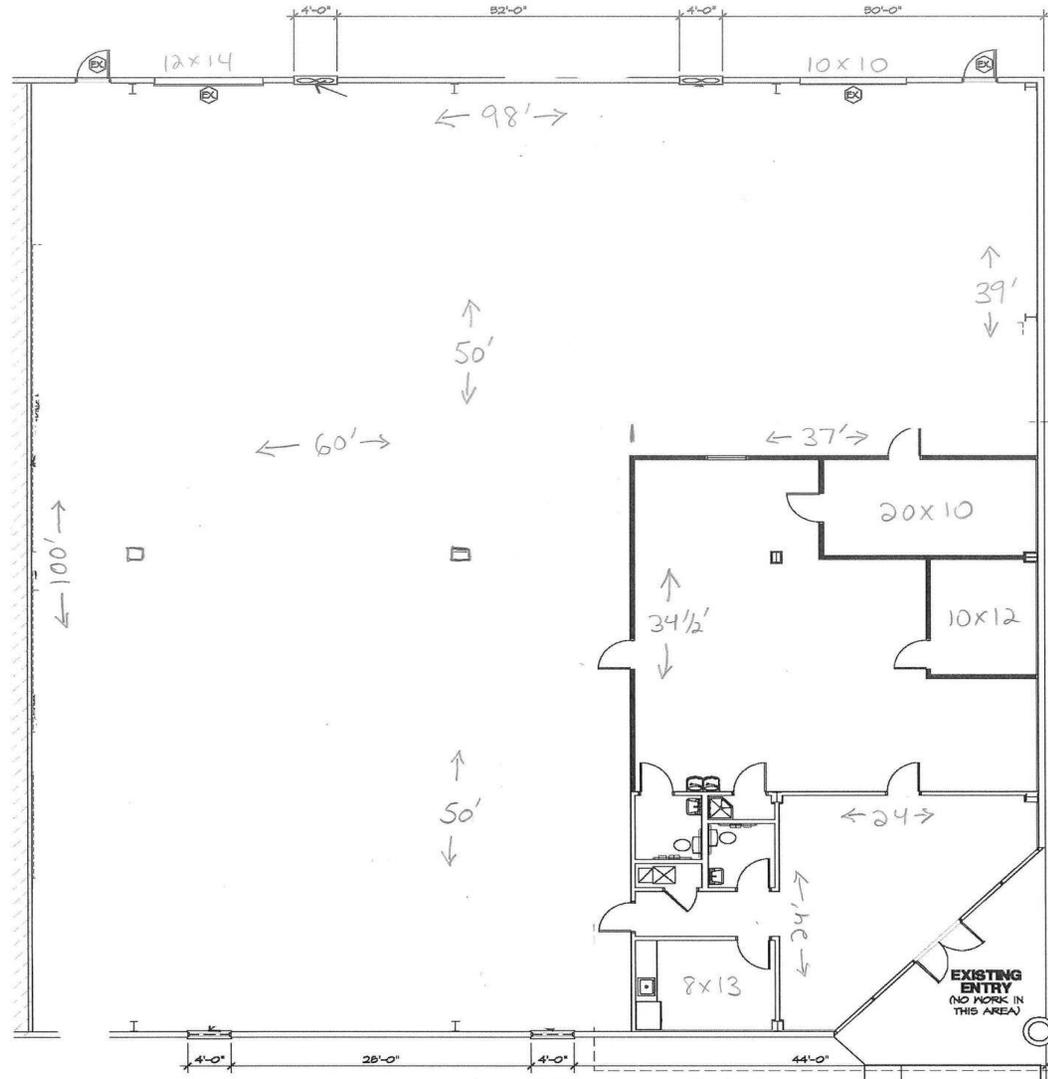
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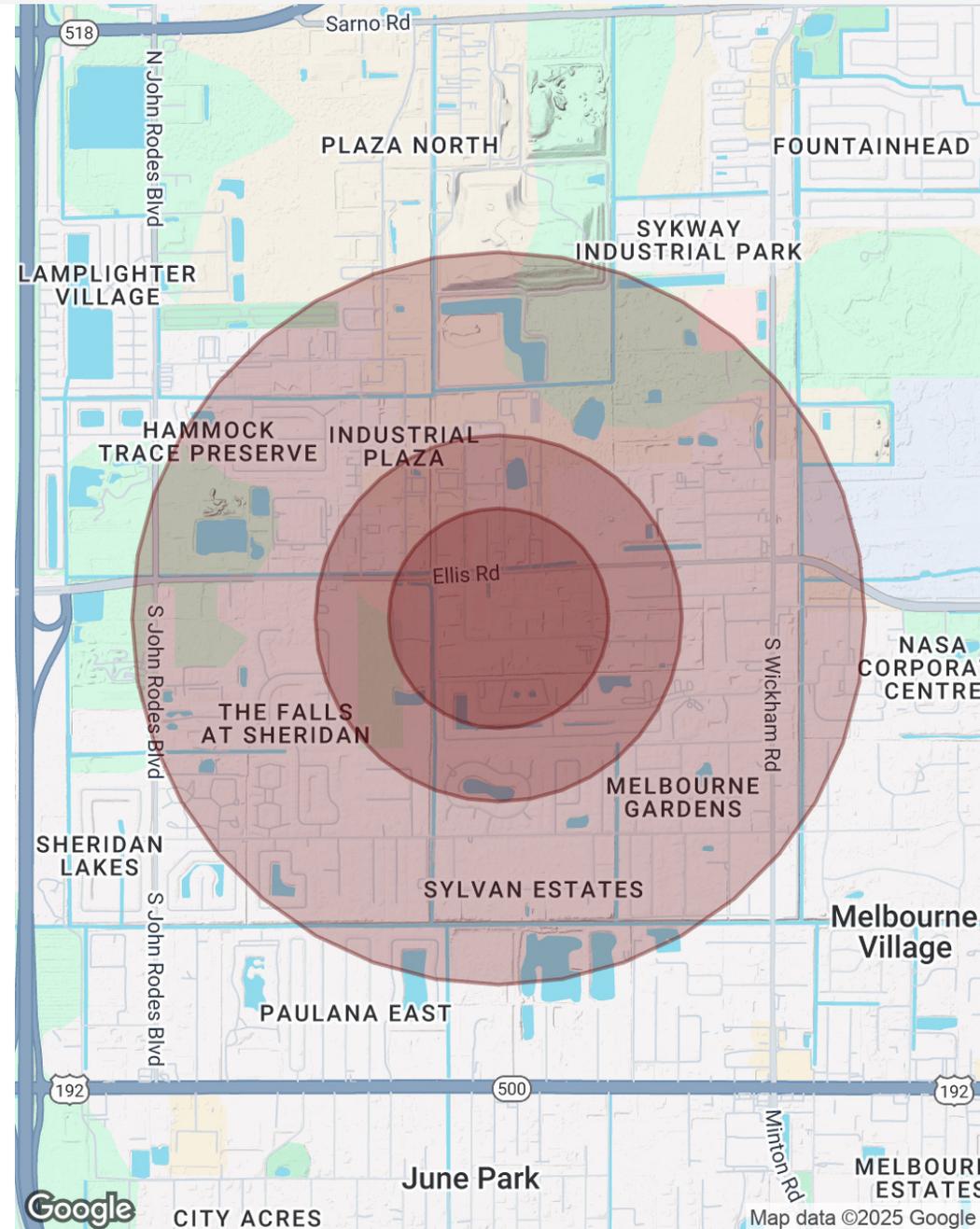
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	1,065	4,643
Average Age	47	48	49
Average Age (Male)	43	45	46
Average Age (Female)	50	52	51
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	201	531	2,019
# of Persons per HH	1.9	2	2.3
Average HH Income	\$93,107	\$94,543	\$97,909
Average House Value	\$244,348	\$274,066	\$368,048

Demographics data derived from AlphaMap



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