

# DERBY OFFICE/WAREHOUSE FOR LEASE





402 N. River St. Suite 100, Derby, KS 67037



<b>LEASE RATE:</b>	\$3,200.00/MO (G)
<b>SF AVAILABLE:</b>	3,840 SF
<b>BUILDING SIZE:</b>	7,680 SF
<b>LOT SIZE:</b>	1.09 Acres
<b>YEAR BUILT:</b>	2004
<b>ZONING:</b>	M1
<b>CEILING HEIGHT:</b>	16'
<b>OVERHEAD DOOR HEIGHT:</b>	10'

## PROPERTY HIGHLIGHTS

- Office/warehouse for lease in Derby.
- 1,000 Square foot heated warehouse space.
- Office area has two private offices, large open area, break room and two private restrooms.
- Door side parking.
- Signage available.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	5,221	30,049	57,168
 <b>AVG. HH INCOME</b>	\$76,142	\$99,457	\$87,614
 <b>MEDIAN AGE</b>	39	39	39
TRAFFIC COUNTS			
 <b>BALTIMORE AVE/K-15 &amp; MARKET</b>	18,698 VPD		



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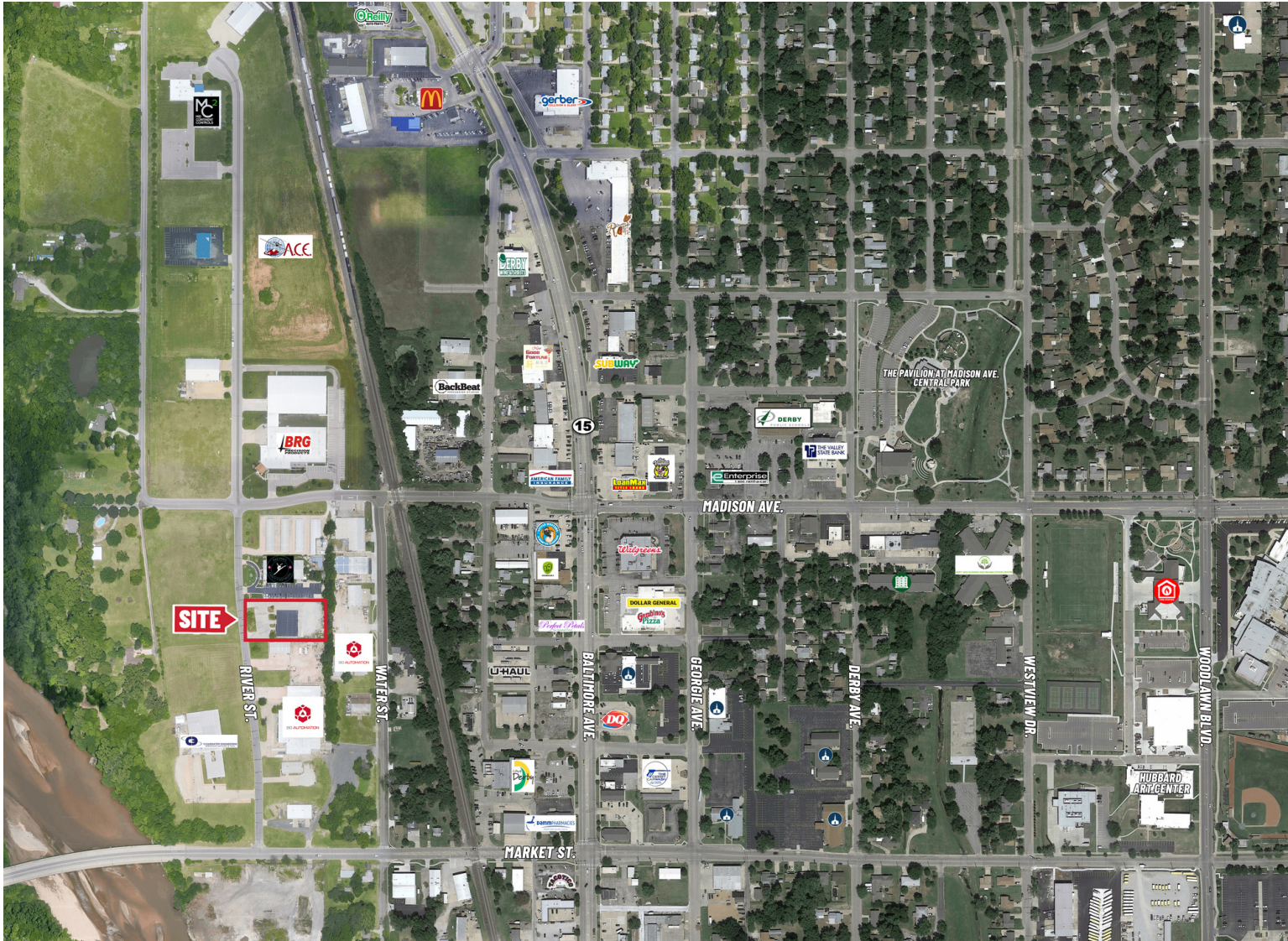


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