

Industrial Warehouse | For Lease | 8 Stokes Dr.



Property Description

5,000 SF of Office, Warehouse + Mezzanine Office!

Property Highlights

- Total Rent: \$5,350 (\$5,000 + \$350 NNN)
- Spacious Floor Plan for Versatile Layout Options
- Two Drive Through Roll Up Doors: 12' x 14'
- Front Office/Welcome Space
- One Restroom
- First Floor Storage Room
- Mezzanine Office/Storage
- Two Reznor Heaters
- Large Fenced Yard for Parking
- Previously used as an Automotive Shop
- 200 AMP + 100 AMP Subpanel | 3 Phase

Offering Summary

Lease Rate:	\$1.00 SF/MO + NNN
NNN:	\$0.07
Term:	3-5 Years
Lot Size:	1 Acres
APN:	016-181-01
Year Built:	1993

WELL KEPT & MAINTAINED BY OWNER!

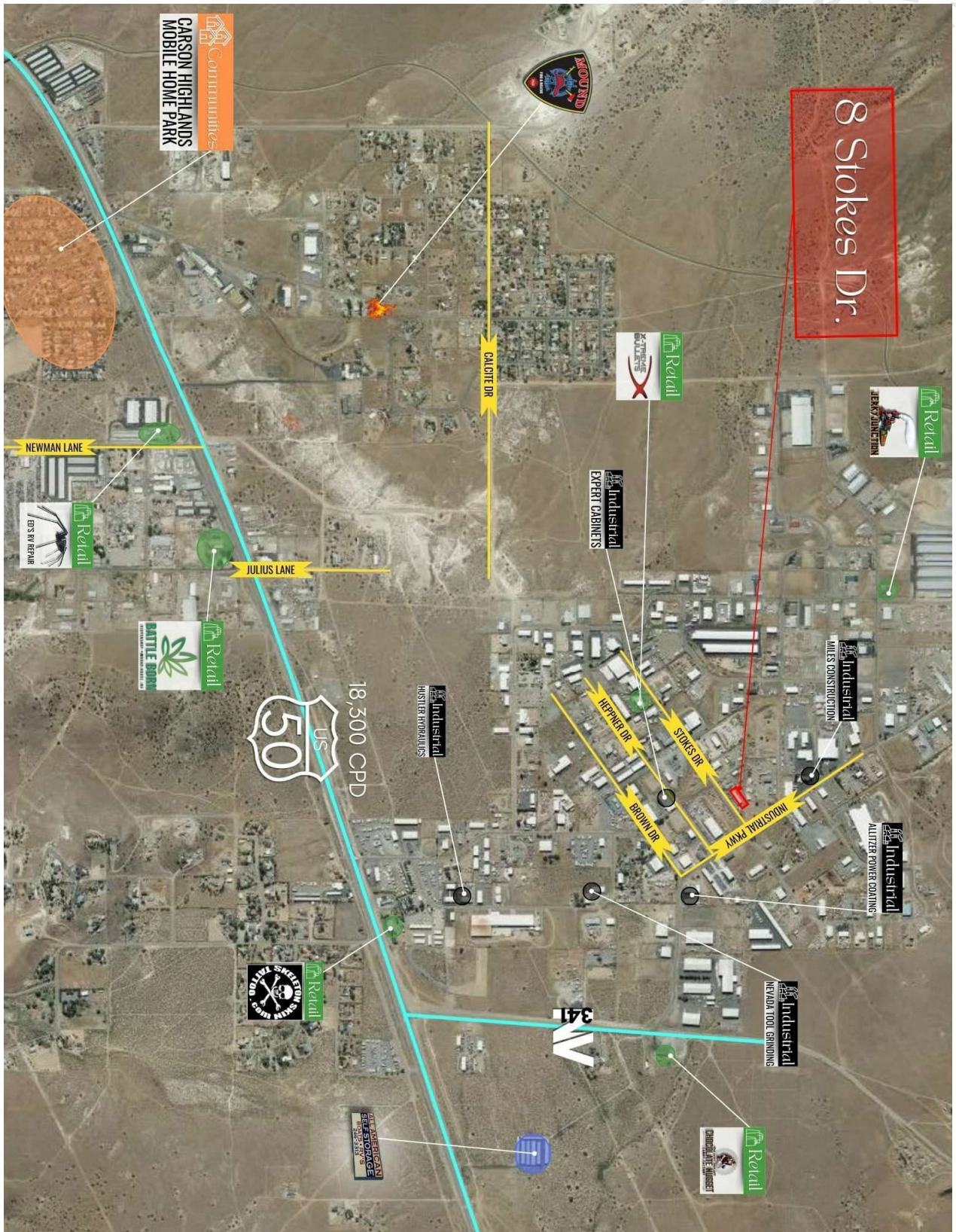
Space Improvements:

- New Paint in Front Office/Welcome Space
- New Flooring in First Floor Storage Space

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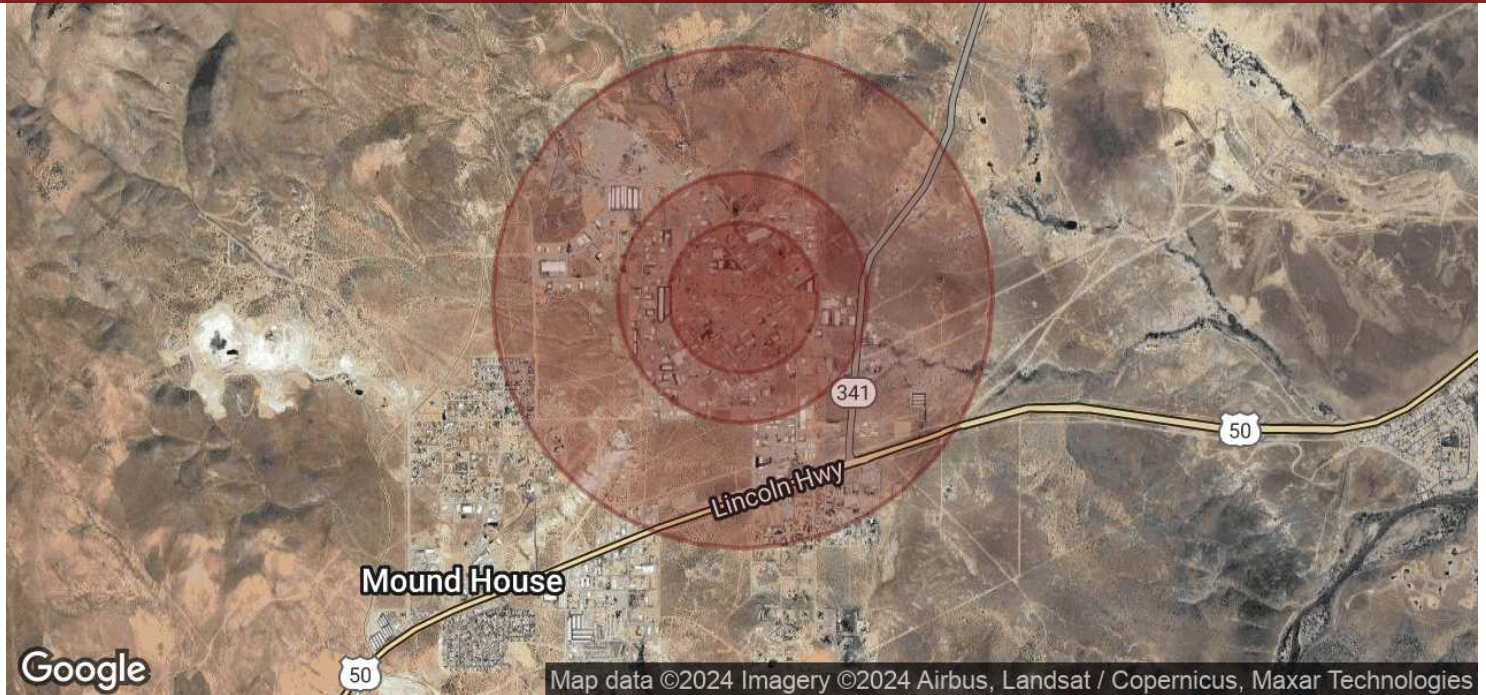


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	31	117	386
Average Age	45	45	45
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	13	47	155
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$93,516	\$93,516	\$91,538
Average House Value	\$363,800	\$363,799	\$357,091

Demographics data derived from AlphaMap

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