



### Property Description

Tannery is the ideal blend of functionality and flexibility, designed to meet the diverse needs of today’s businesses. This unique mixed-use development offers a combination of light industrial, flex space, office, storage, and retail options, making it perfect for a variety of enterprises.

The following units have flexible availability:  
 BLDG 2  
 Unit D  
 Unit Y5/Y6 (March 1, 2026)  
 Unit QH (March 1, 2026)

### Location Description

Located on Coombs Street, this property is strategically situated to offer seamless access to both local and tourist commerce. Enjoy easy access to major thoroughfares, including Imola Avenue, Soscol Avenue, Jefferson St, and Highway 29, ensuring effortless connectivity for clients and visitors.

### Offering Summary

Lease Rate:	\$1.00 - 3.00 SF/month (NNN)
Available SF:	1,134 - 5,600 SF
Lot Size:	74,923 SF
Building Size:	40,822 SF

### Unit Use Description For Office/Retail Space

- Unit A - Office (3,161/Sf @ \$2.00/Sf/mo + NNN/Sf/mo)
- Unit A - Individual Offices for Lease: Small Office - \$750/mo; Large Office: \$1,200/mo; Space include shared Kitchenette and Two Bathrooms.
- Unit Y5 - Retail (1605/SF @ \$3.00/Sf/mo + NNN/Sf/mo)
- NNN expenses estimated @ \$.38/Sf/mo.

**Unit Use Description For Industrial/Flex**

- Unit BLDG 2 - Warehouse (1,134/Sf @ 1.00/Sf/mo)  
Availability is flexible. Storage Only.
- Unit D - Warehouse (5,600/Sf @ \$1.00/Sf/mo + NNN/Sf/mo); Availability is flexible.
- Unit D4 - Flex (1,180/Sf @ \$1.50/Sf/mo + NNN/Sf/mo)
- Unit F - Flex (1,200/Sf @ \$1.50/Sf/mo + NNN/Sf/mo)
- Unit L - Flex (1,280/Sf @ \$1.25/Sf/mo + NNN/Sf/mo)
- Unit QH - Warehouse/Flex (5,000/Sf @ \$1.00/Sf/mo + NNN/Sf/mo)
- Unit Y15-N - Warehouse (3,384/Sf @ \$1.00/Sf/mo + NNN/Sf/mo)
- Unit Y14/Y16 - Warehouse (2,300/Sf @ \$1.00/Sf/mo + NNN/Sf/mo)
- NNN expenses estimated @ \$.38/Sf/mo.



Unit D



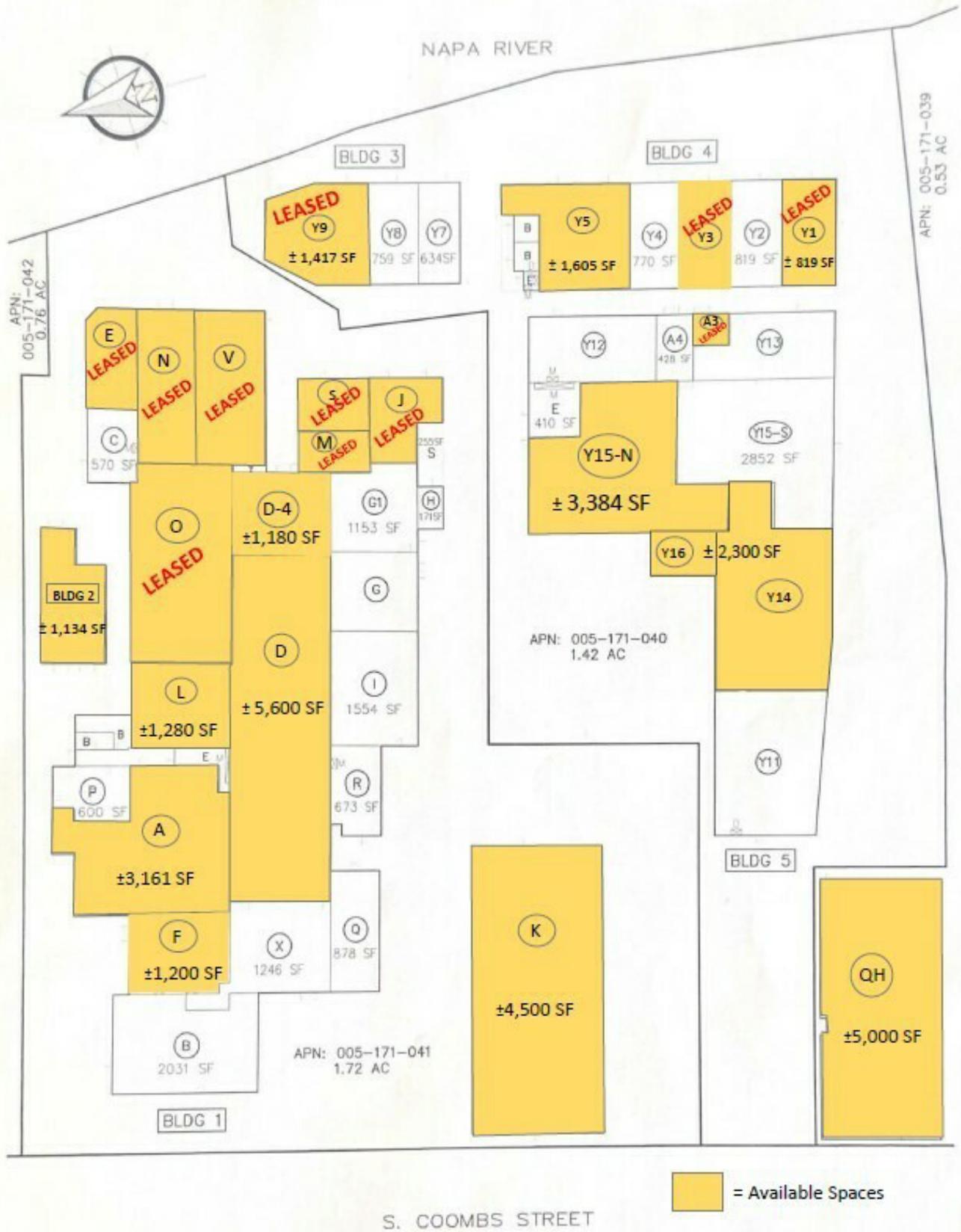
Unit M



Unit D4



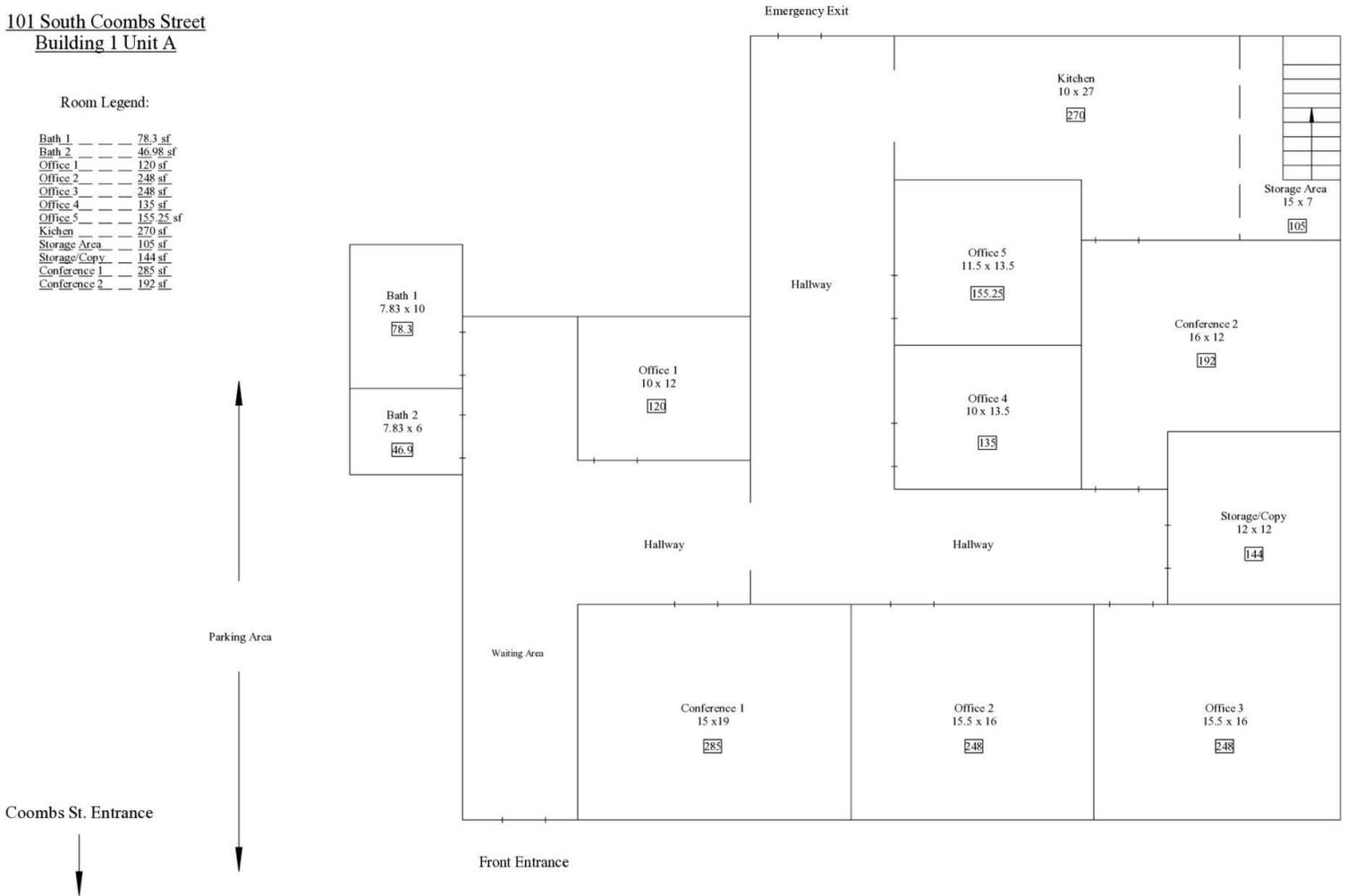
Unit F

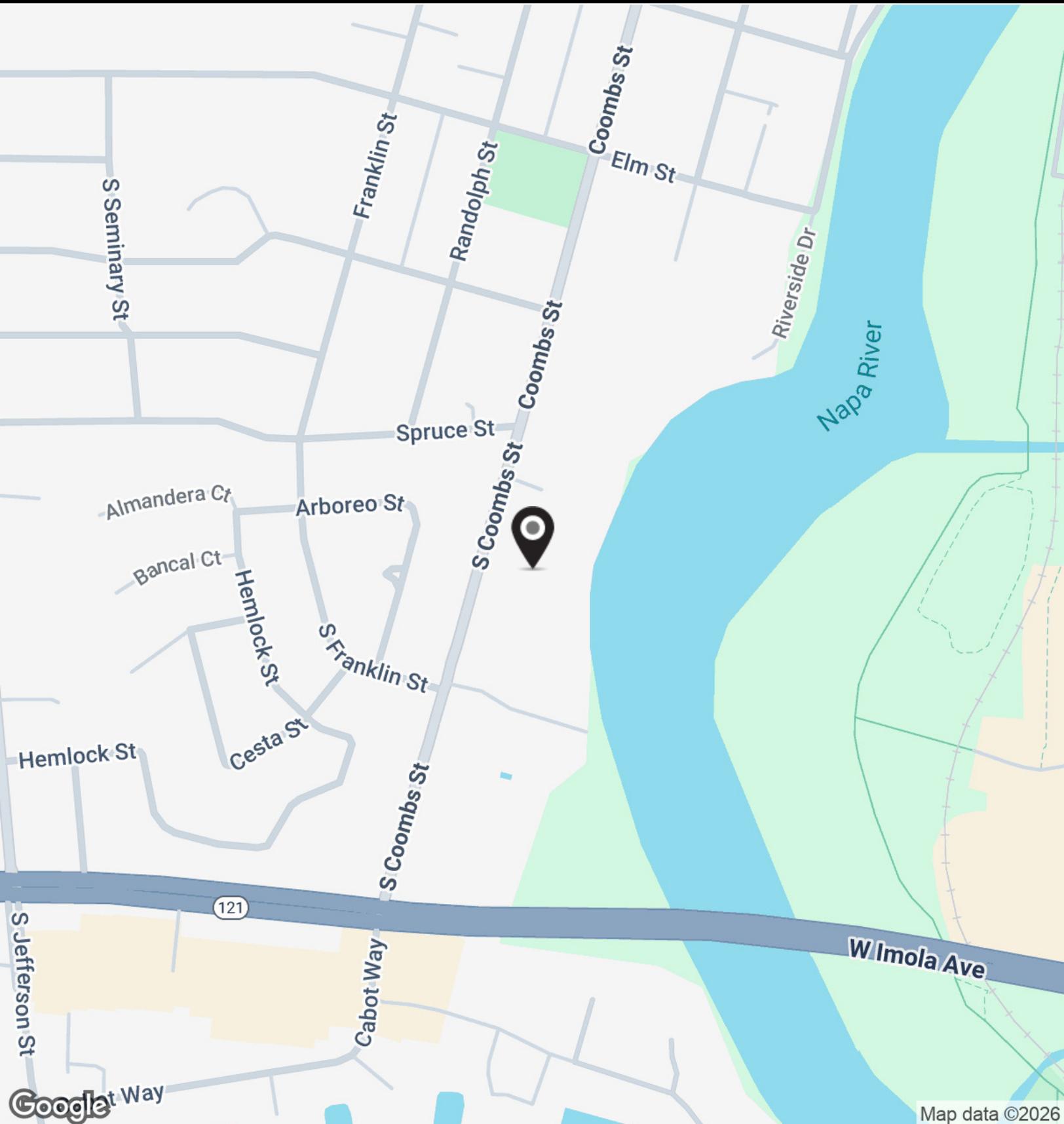


**101 South Coombs Street  
Building 1 Unit A**

**Room Legend:**

Bath 1	78.3 sf
Bath 2	46.98 sf
Office 1	120 sf
Office 2	248 sf
Office 3	248 sf
Office 4	135 sf
Office 5	155.25 sf
Kitchen	270 sf
Storage Area	105 sf
Storage/Copy	144 sf
Conference 1	285 sf
Conference 2	192 sf





## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,477	3,697	14,666
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	40	42	42

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	532	1,380	5,463
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$110,803	\$111,517	\$123,221
Average House Value	\$886,522	\$963,128	\$1,015,894

\* Demographic data derived from 2020 ACS - US Census



Population

**3,697**



Median Home Value

**\$963,128**



Average Household  
Income

**\$111,517**



Average Age

**40**

