



FOR LEASE

2910 S Glenn Ave, Del City

PROPERTY OVERVIEW

- Comprising 75% office space and 25% warehouse space, suitable for various industrial operations
- Includes a 2-hour rated burn room, spacious breakroom, conference room, and ventilated warehouse
- Approximately 50% of the building is equipped with air conditioning and 80% with heating facilities
- Features 11 overhead doors, 8 feet high, with varying widths for easy access
- Whole building fitted with interior sprinklers for added safety
- Signage along SE 29th ensures visibility and accessibility in a busy street area

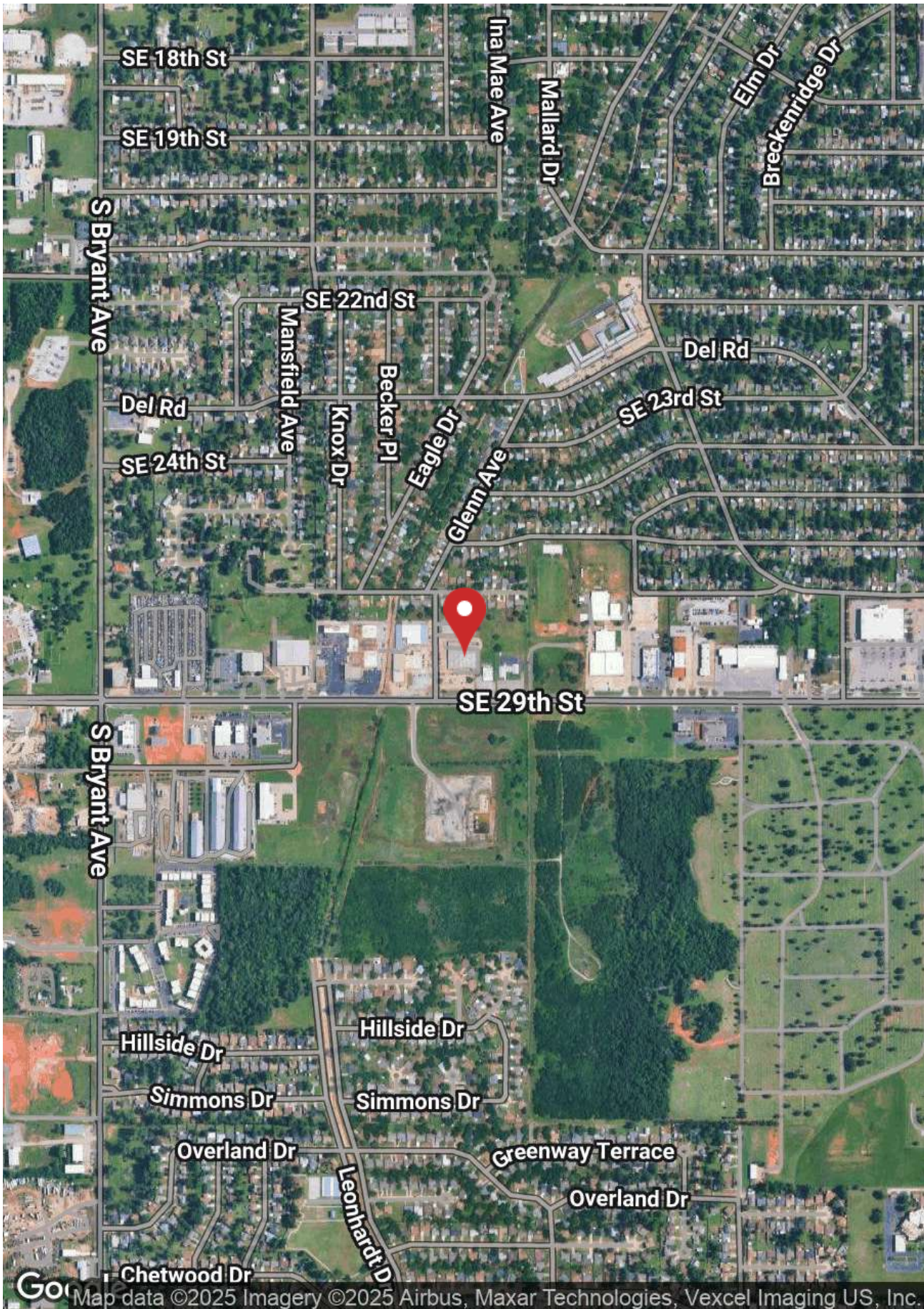
OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	29,370 SF
Lot Size:	1.14 Acres
Building Size:	29,370 SF
Zoning:	Industrial
Year Built:	2005
Construction:	2-story; metal/concrete tilt

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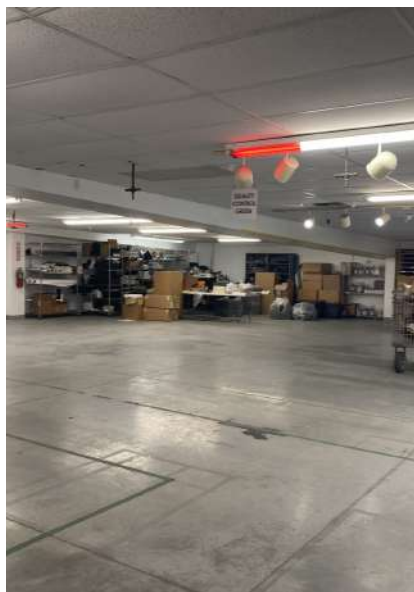
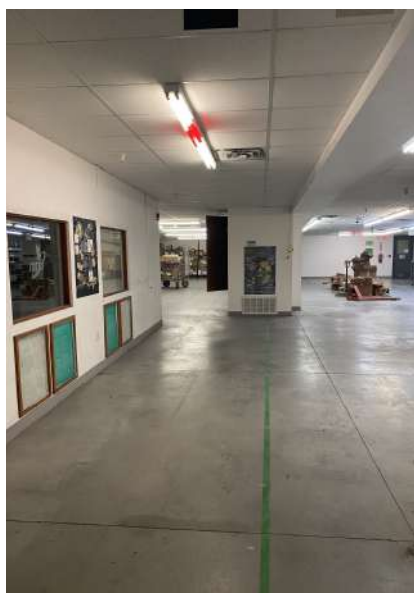
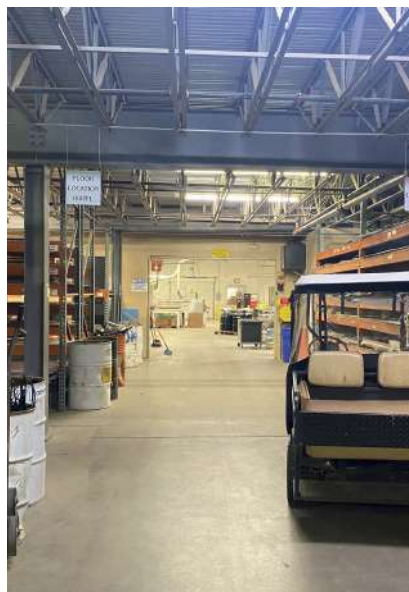
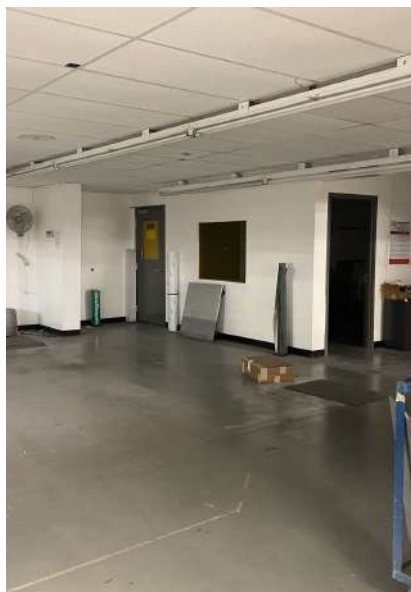


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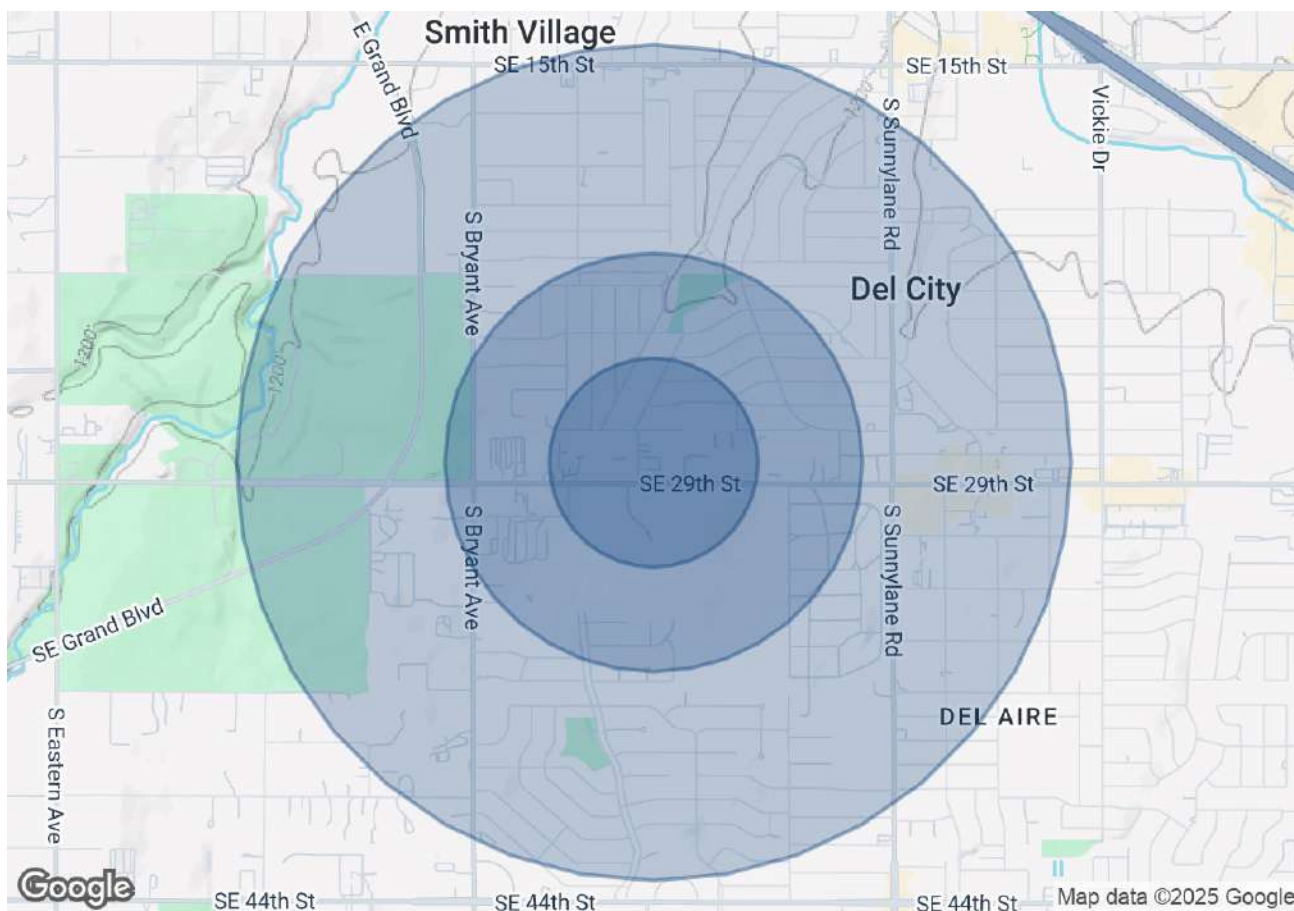
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	677	2,639	8,528
Average Age	32.0	32.3	34.1
Average Age (Male)	32.6	31.5	30.6
Average Age (Female)	30.2	32.2	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	283	1,116	3,786
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$47,966	\$46,844	\$46,111
Average House Value	\$75,898	\$76,709	\$81,926

2020 American Community Survey (ACS)