



PROPERTY FEATURES:

- **For Lease: Negotiable**
- Clear height: 8' x 15'
- Fenced in outside storage area: 57' x 40'
- 5,200 SF: 50% warehouse, 50% office/showroom
- Zoned M-1
- Three overhead doors
- Heated warehouse space
- Tenant Improvement Allowance available
- Large showroom with window visibly from the road
- Excellent visibility from University Avenue and 73rd Street intersection VPD (2016) is 28,600
- Easy access to I-235
- Building and monument signage available
- Total population in 2026:
1 mile 10,751 | 3 miles 94,746 | 5 miles 208,316
- Median Income in 2026:
1 mile \$70,364 | 3 miles \$79,051 | 5 miles \$78,422

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