

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	3,300 SF
Year Built:	2017

PROPERTY OVERVIEW

Functional mix of office and warehouse space. The layout includes 4 private offices, 1 conference room, a kitchenette, built-in cabinetry, and a dedicated waiting area. The warehouse is equipped with a gas heater, and a 12' x 10' overhead door.

Additional features include a programmable thermostat, alarm system, 200-amp single-phase electrical service, an ADA-compliant restroom, and a gated rear entrance with yard space for added flexibility.

PROPERTY HIGHLIGHTS

- Built-in cabinets
- (1) 12' x 10' overhead door
- Programmable thermostat
- Alarm system
- Waiting area
- Good size warehouse
- Gas heater in warehouse
- Gated rear entrance (protected yard)
- 200 amp, single-phase electrical service
- Rear yard space
- ADA compliant restroom

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,300 SF	Lease Rate:	\$10 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 413 - Industrial Flex	Available	3,300 SF	NNN	\$10.00 SF/yr	Built Out

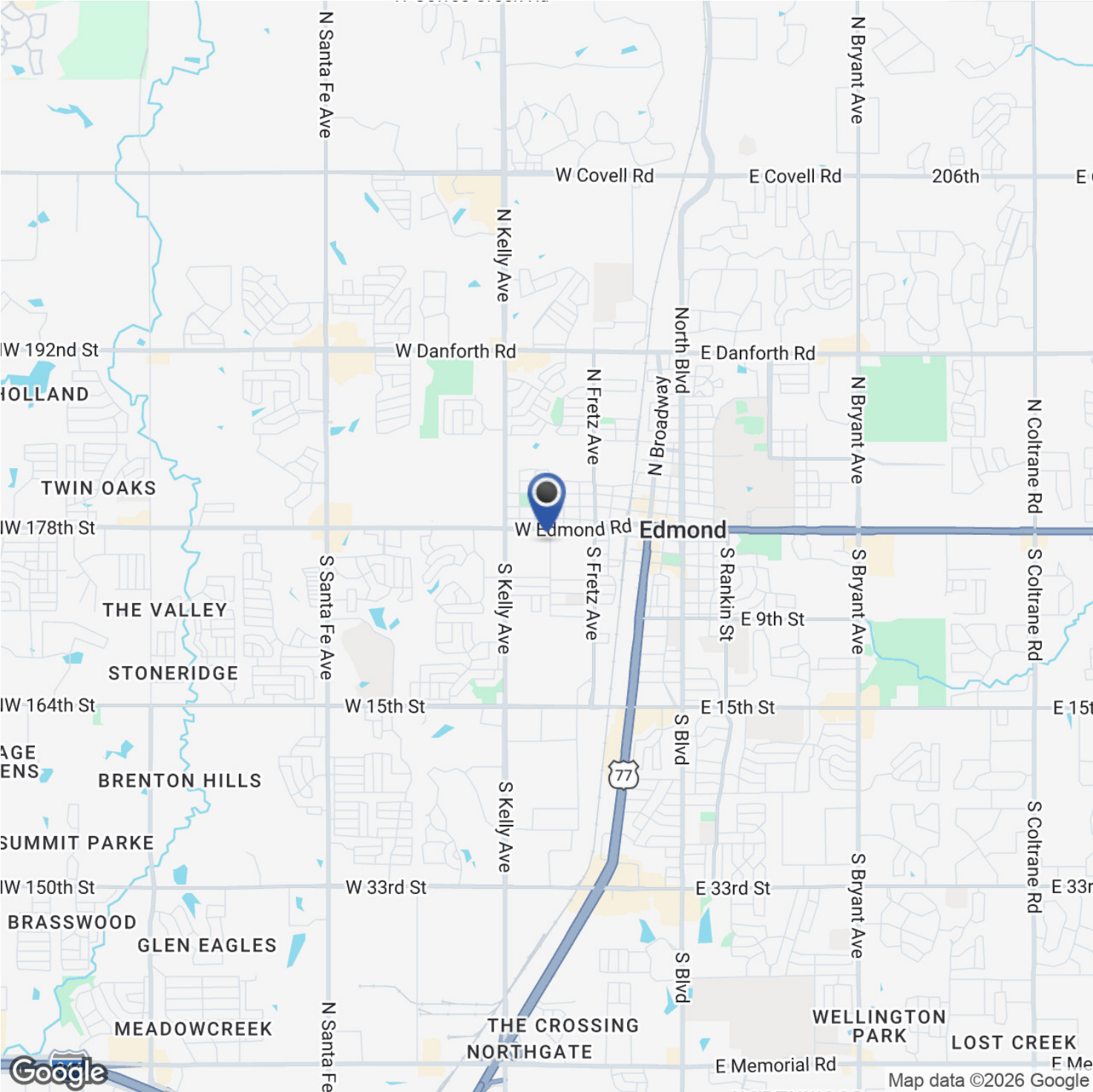
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ADDITIONAL PHOTOS



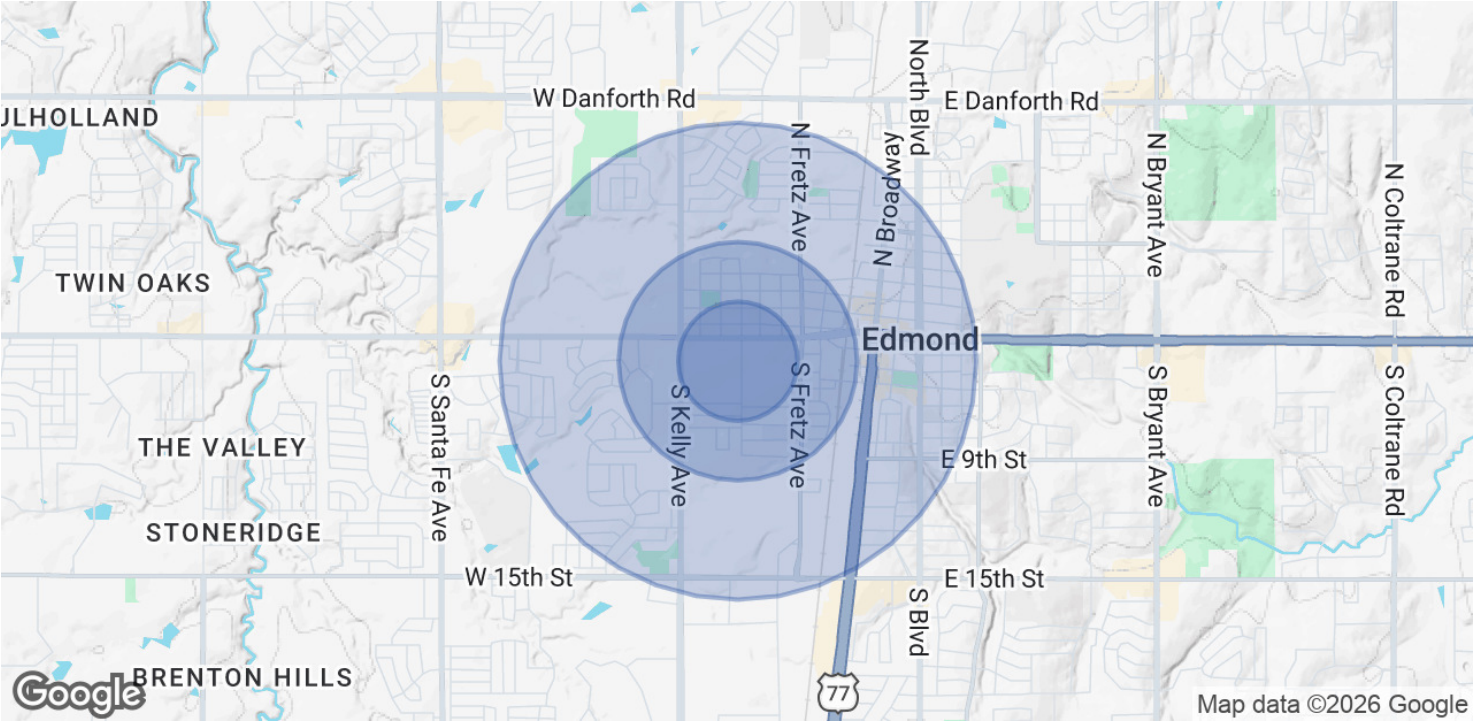
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	501	2,383	10,479
Average Age	38.4	36.3	35.6
Average Age (Male)	30.6	31.0	33.8
Average Age (Female)	46.5	40.5	37.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	240	1,071	4,756
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$62,445	\$68,372	\$70,085
Average House Value	\$18,452	\$123,837	\$179,023

2023 American Community Survey (ACS)

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