Executive Summary



DETAILS

Lease Rate:	$7.95 SF/yr (NNN)
Estimated NNN:	$1.75 SF/yr
Available SF:	35,000 SF
Lot Size:	10 Acres
Building Size:	35,000 SF
Renovated:	2024

OVERVIEW

This industrial property features an approximated 4,450 SF of newly renovated office space and 25,600 SF of warehouse space equipped with four (4) 10-ton bridge cranes, oversized grade level overhead doors, and pull-through access. Additional improvements include a 1,800 SF warehouse building, a separate 3,150 SF pull-through paint booth, and a large yard providing ample space for outdoor storage, equipment staging, and heavy vehicle maneuverability.

HIGHLIGHTS / FEATURES

Large Warehouse:
Automatic Grade level doors: (6) 16'W x 18'H & (7) 14'W x 16'H & (1) 12'W x 12'H
(4) - 10 Ton Bridge Cranes | ~73' Span | ~107' Runway | 17' Hook Height
(7) - Drive through warehouse bays
Up to 26' clear height

Small Warehouse:
Grade level doors: (2)
Commercial hot water pressure washer

Spray Booth:
(2) 20' Drive-Through Grade Level Doors
23'9" Clear height

-1,900 SF Lean-To with 19'8" Clear Height (Not Included in Building SF)
-Large Gravel Yard with Outdoor Lighting and Security
-3 Phase Power with 480V/204V Transformers
-Newly renovated office space (multiple offices / bathrooms, kitchen and reception)
-Gas Fired and Radiant Heating Throughout Warehouse

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WAREHOUSE, YARD AND SPRAY BOOTH IMAGES







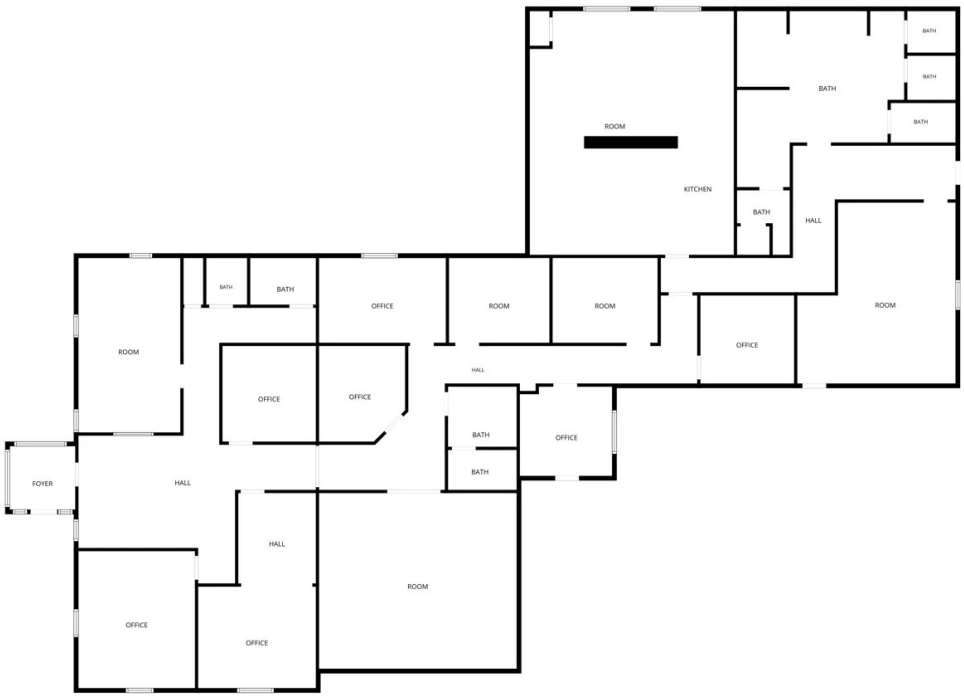
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OFFICE PICTURES & FLOOR PLAN



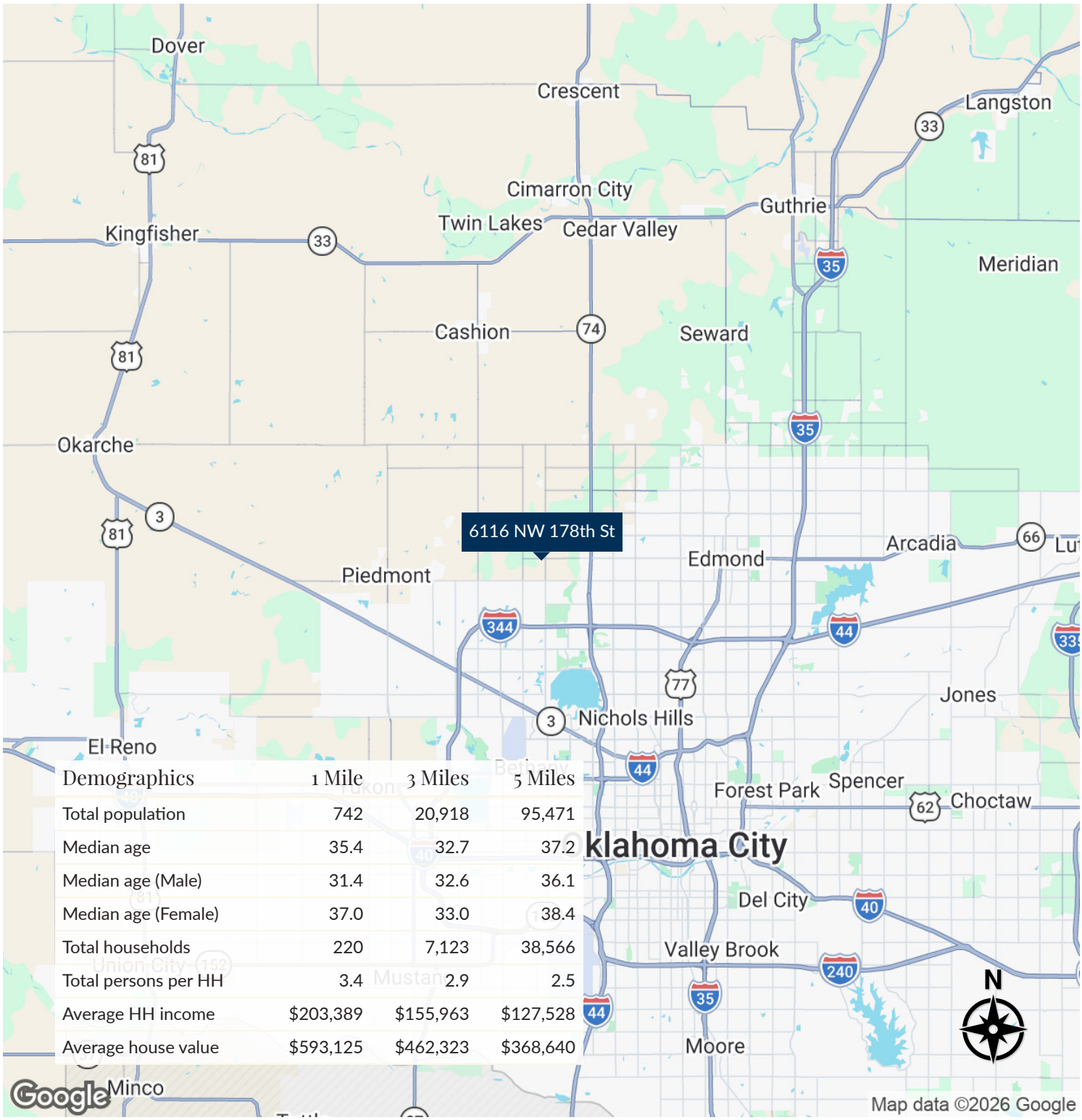




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Location Map



Demographics	1 Mile	3 Miles	5 Miles
Total population	742	20,918	95,471
Median age	35.4	32.7	37.2
Median age (Male)	31.4	32.6	36.1
Median age (Female)	37.0	33.0	38.4
Total households	220	7,123	38,566
Total persons per HH	3.4	2.9	2.5
Average HH income	$203,389	$155,963	$127,528
Average house value	$593,125	$462,323	$368,640

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