Executive Summary



Details

Sale Price:	$1,900,000
Lot Size:	2.09 Acres
Building Size:	17,280 SF
Renovated:	2022

Highlights

- 17,280 SF industrial/flex building
- Meaningful updates completed in 2022
- Owner-user or investment opportunity
- Built in 1984 with improved condition
- Single-story facility
- 20' clear height
- Two dock-high doors
- Two grade-level doors
- Flexible industrial and operational layout
- Positioned for a range of industrial and flex users

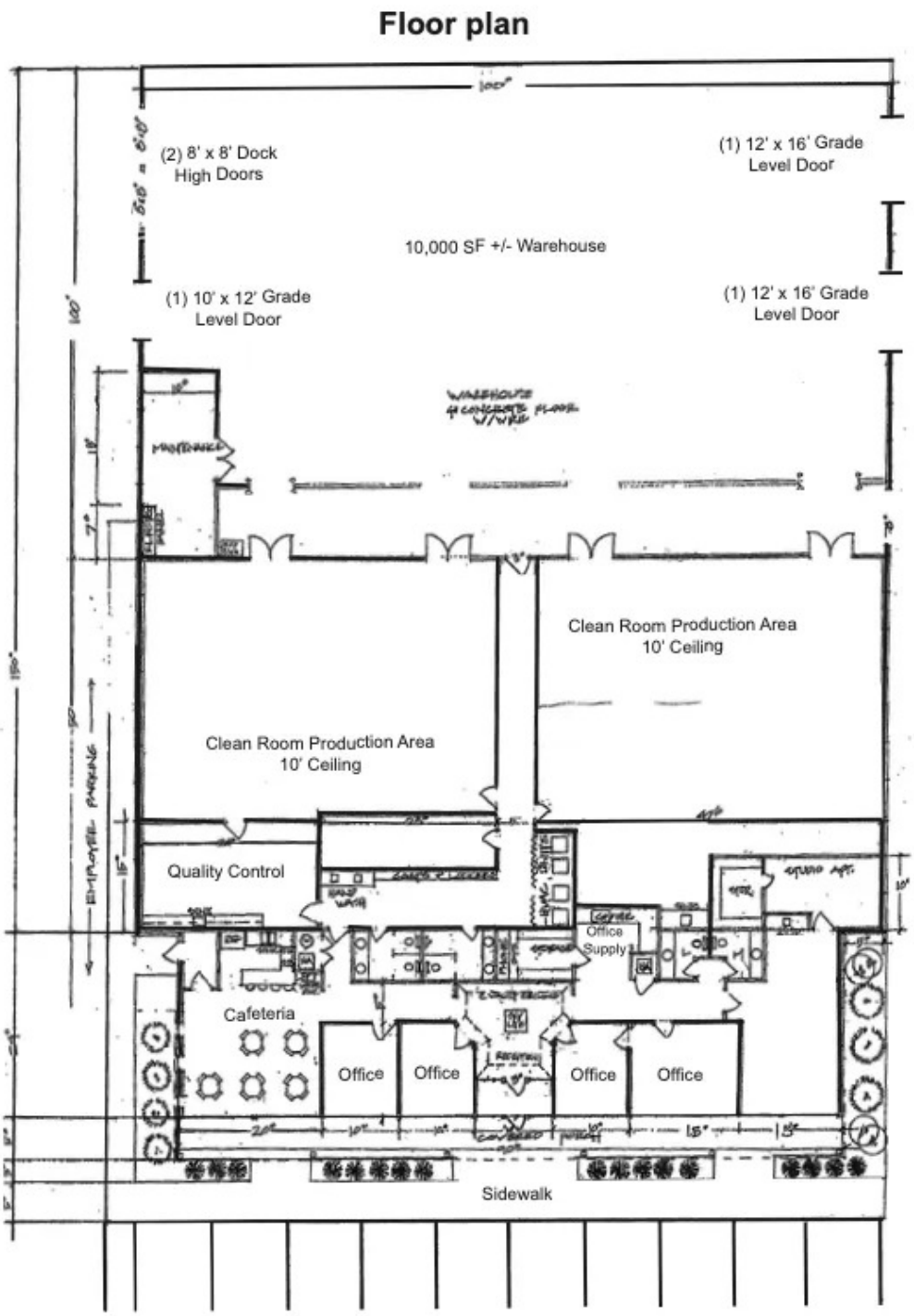
Overview

Positioned for a range of industrial and flex users, 1300 Lera Drive presents a compelling owner-user or investment opportunity in a 17,280 SF building with meaningful updates completed in 2022. Originally built in 1984, the property combines established functionality with improved condition for today's operations.

The single-story facility offers 20' clear height, two dock-high doors, and two grade-level doors with drive-in capability to support efficient loading and workflow. Zoned C-3, the property is well suited for industrial, manufacturing, or flex applications requiring practical access, operational utility, and adaptable space.

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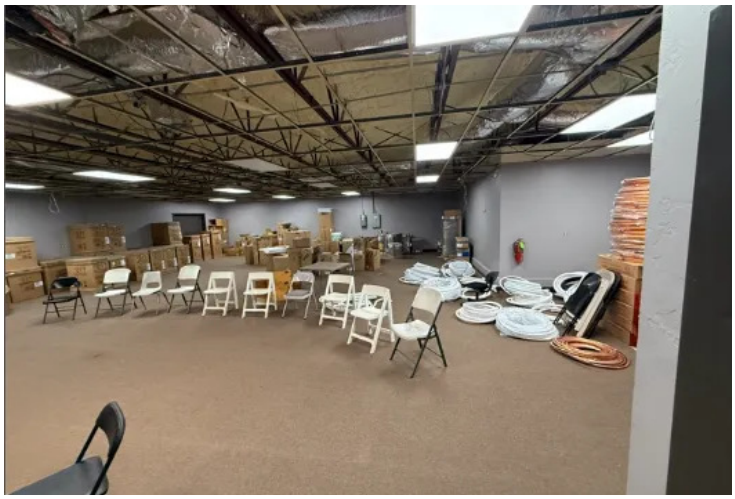
Floor Plans



Disclaimer: The above information is from reliable sources, but not guaranteed and is being offered subject to errors, omissions, previous sale, change in price and withdrawal without notice.

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Additional Photos







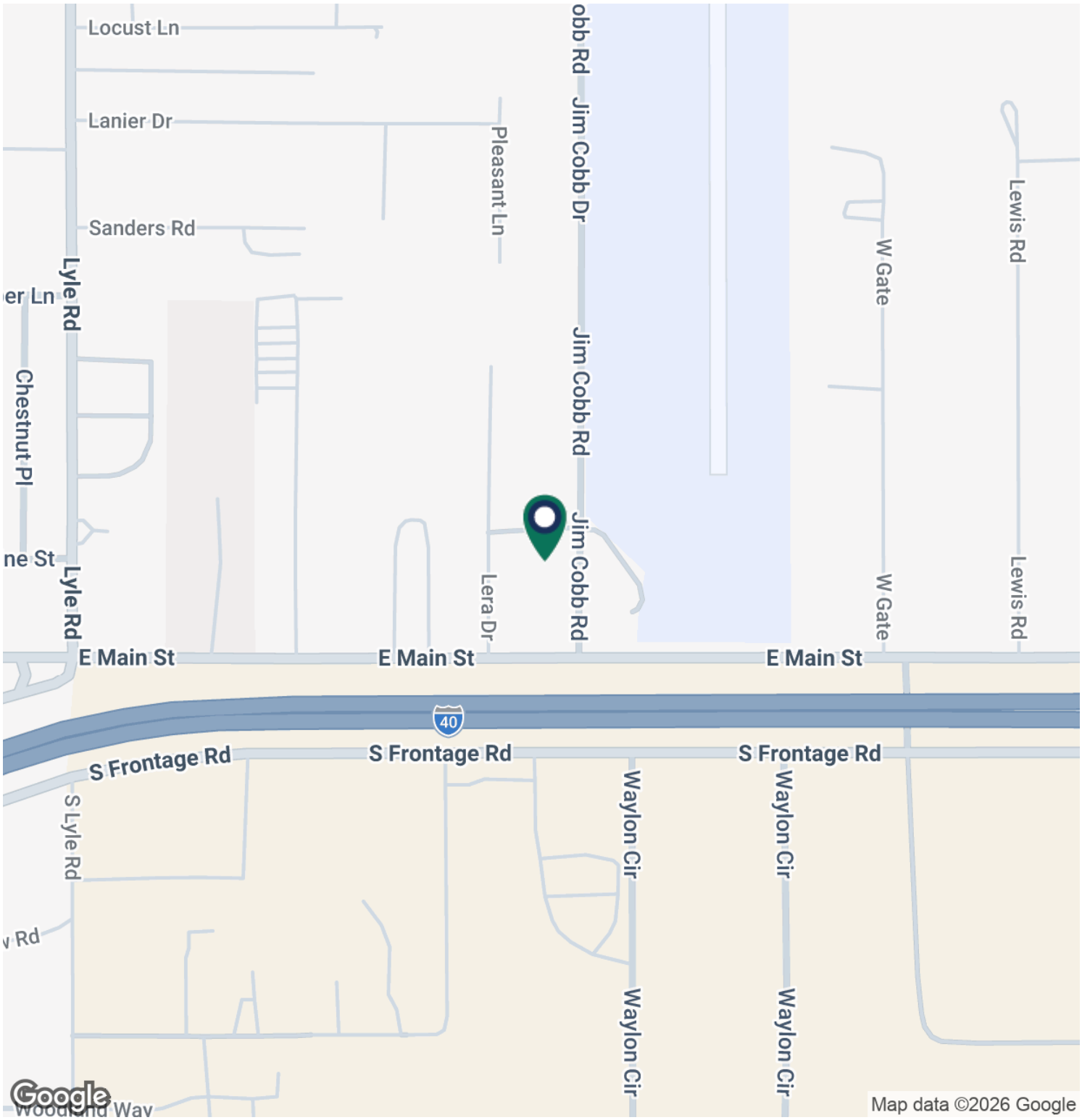






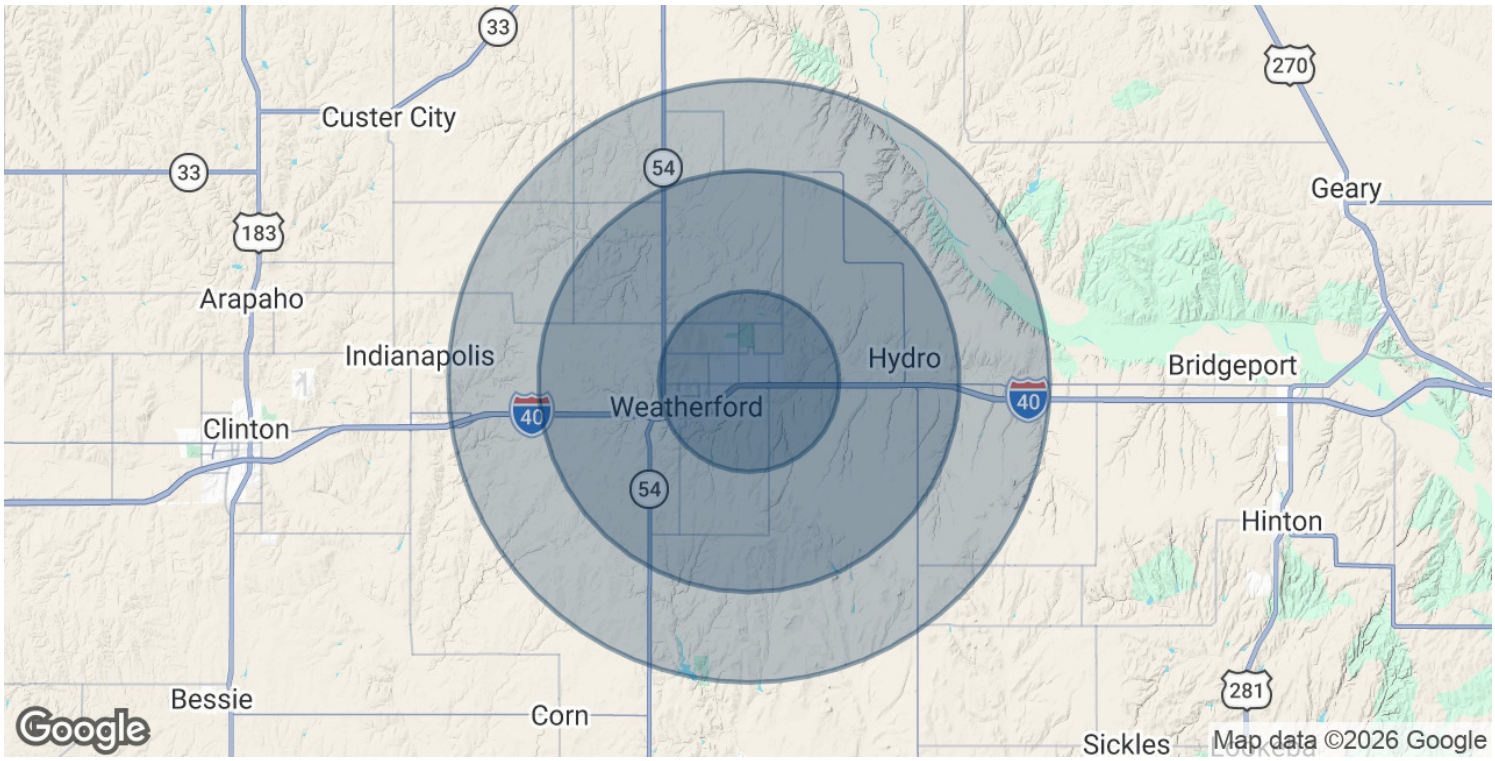
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Location Map



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Demographics Map & Report



Population	3 Miles	7 Miles	10 Miles
Total Population	10,060	13,647	15,594
Average Age	29.9	31.2	31.5
Average Age (Male)	33.7	33.7	33.4
Average Age (Female)	29.1	31.5	32.3

Households & Income	3 Miles	7 Miles	10 Miles
Total Households	3,842	5,280	6,043
# of Persons per HH	2.6	2.6	2.6
Average HH Income	$83,631	$83,820	$82,211
Average House Value	$234,893	$235,563	$227,695

2023 American Community Survey (ACS)

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Retailer Map



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