



# Executive Summary

4412 W OSBORNE AVE | INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$25 PSF
NNN	\$4.25 Estimated
Available SF:	4,000 SF
Lot Size:	18,086 SF
Number of Units:	1
Year Built:	1985
Zoning:	IG

## PROPERTY OVERVIEW

- Climate-controlled warehouse space
- 23 parking spaces
- ±0.40-acre site (fenced)
- One (1) grade-level roll-up door
- 250 Amp, 120/240V single-phase electrical service
- Six (6) private offices
- Large upgraded kitchen / break room area
- Two (2) ADA-compliant restrooms
- Dedicated server / IT room
- New interior paint throughout
- LED lighting in climate-controlled warehouse

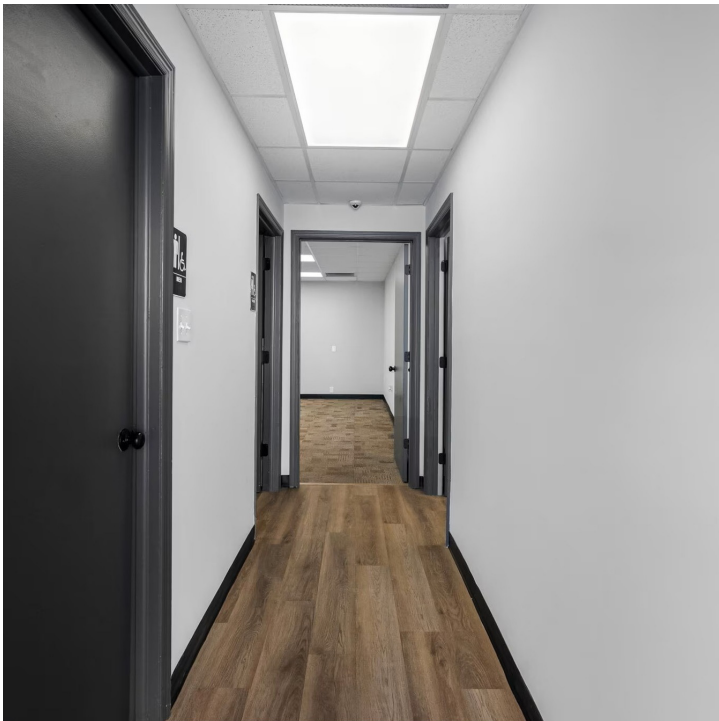
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**bounat**  
Boutique Firm | National Reach



# Additional Photos

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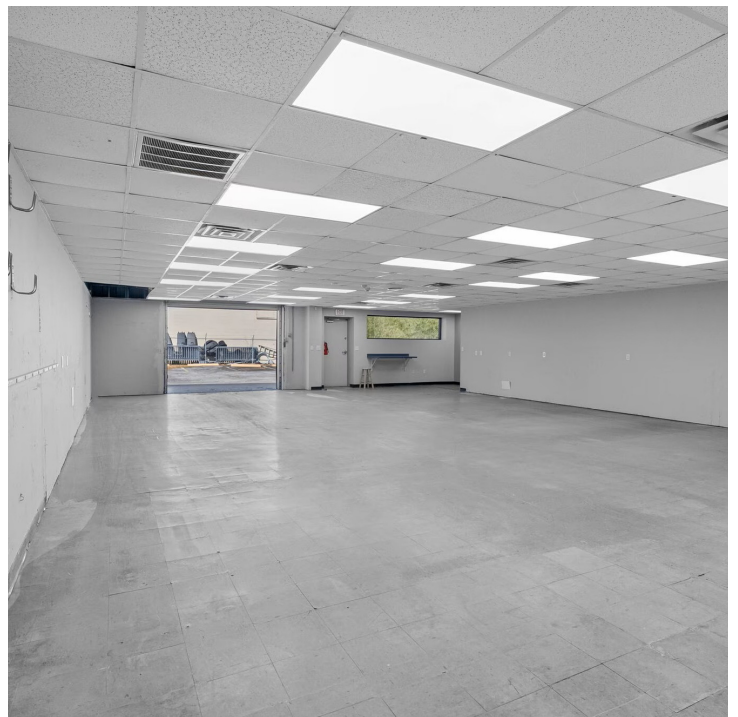
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# Aerial

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# Location Map

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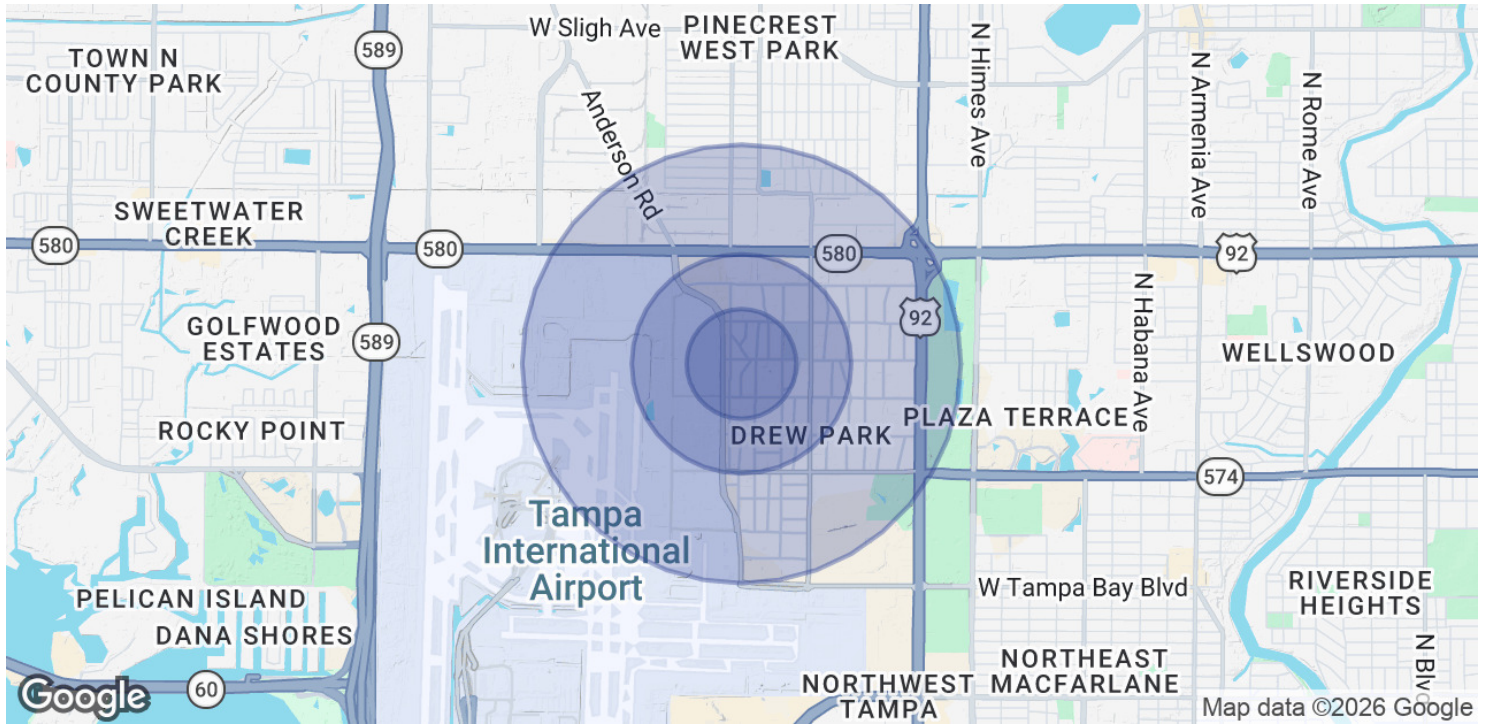
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# Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	114	374	2,244
Average Age	40.5	40.4	47.0
Average Age (Male)	33.2	33.3	44.6
Average Age (Female)	40.9	41.4	47.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	48	157	851
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$41,160	\$41,343	\$67,360
Average House Value		\$458,606	\$347,530

2023 American Community Survey (ACS)

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