

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Office Building 1 offers approximately 7,500 SF of gross leasable area across two levels (3,750 SF per floor) and features a full office buildout including 13 private offices (9 downstairs, 4 upstairs), open workspace suitable for cubicles or storage, a kitchenette, restrooms, and a dedicated server room. The building is fully climate controlled and equipped with an elevator for convenient access between floors.

Office Building 2 consists of 3,200 SF of climate-controlled shop space and includes two private offices, providing additional office or operational workspace.

Office Building 3 contains approximately 3,000 SF and includes five private offices, a server room, kitchen, and restrooms, along with a 20' x 30' warehouse section equipped with a 10' x 10' overhead door. The building is fully climate controlled, offering a functional combination of office and light warehouse space.

Building 4 provides approximately 3,000 SF of warehouse space and features three 10' x 12' overhead doors, allowing for efficient loading, storage, or service operations.

The property also includes secured parking, a fenced yard, and security camera coverage. A 6,200 SF former building pad located at the front of the property provides potential for future expansion or additional construction. This configuration is well suited for owner-users, contractors, service companies, technology firms, or businesses requiring a mix of office, warehouse, and secured outdoor storage.

OFFERING SUMMARY

Sale Price:	\$1,750,000
Price / SF:	\$105
Building GLA	16,700 SF
# of Buildings:	4
Lot Size:	2.75 Acres
Zoning:	IM
Yard Space:	Secured / Concrete

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	174	8,811	39,068
Total Population	400	24,979	104,523
Average HH Income	\$68,873	\$60,569	\$63,145

CHANDLER MOREAU

Owner / Managing Broker
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 chandler@moreaupropertyadvisors.com

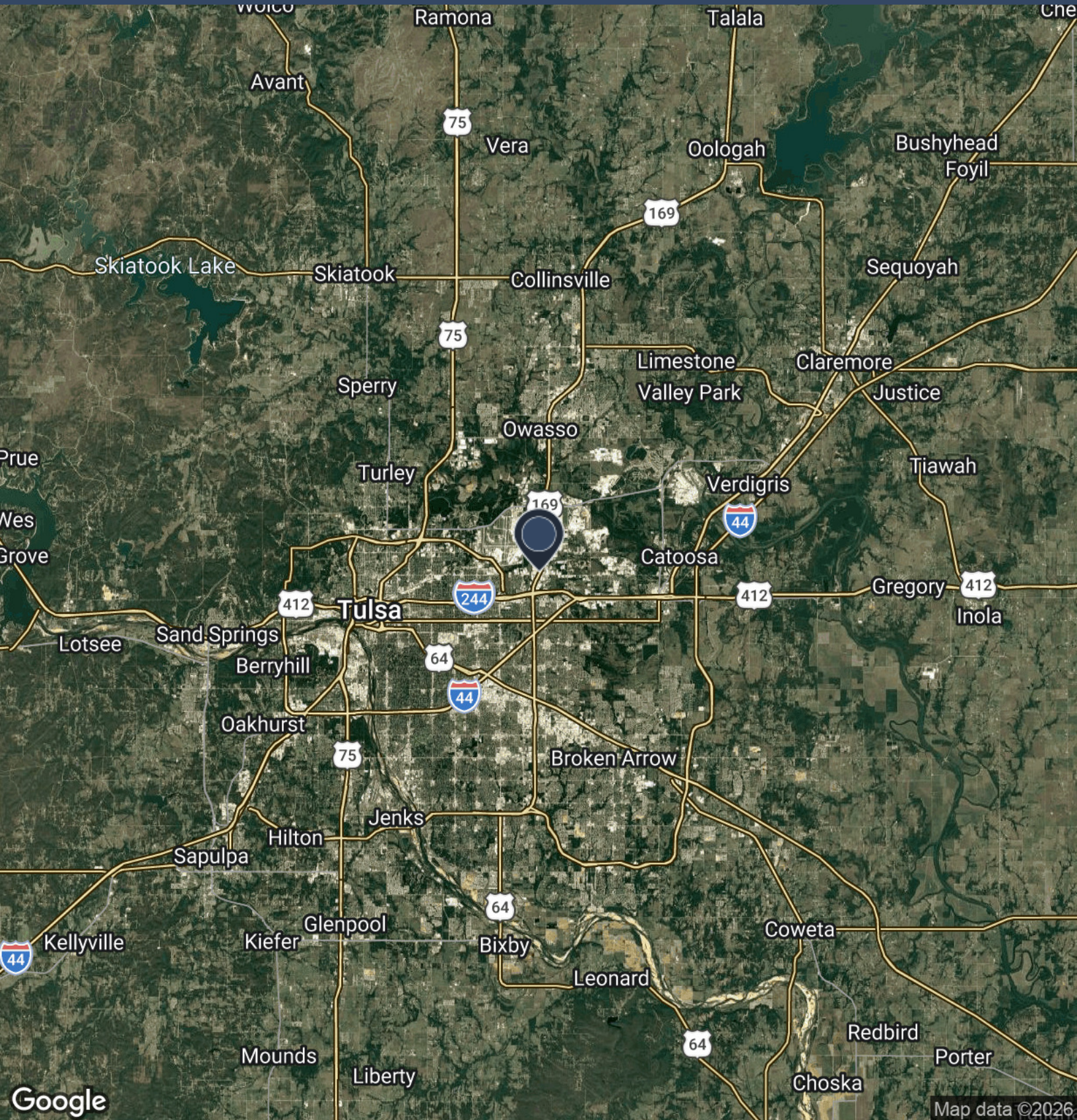
ADDITIONAL PHOTOS



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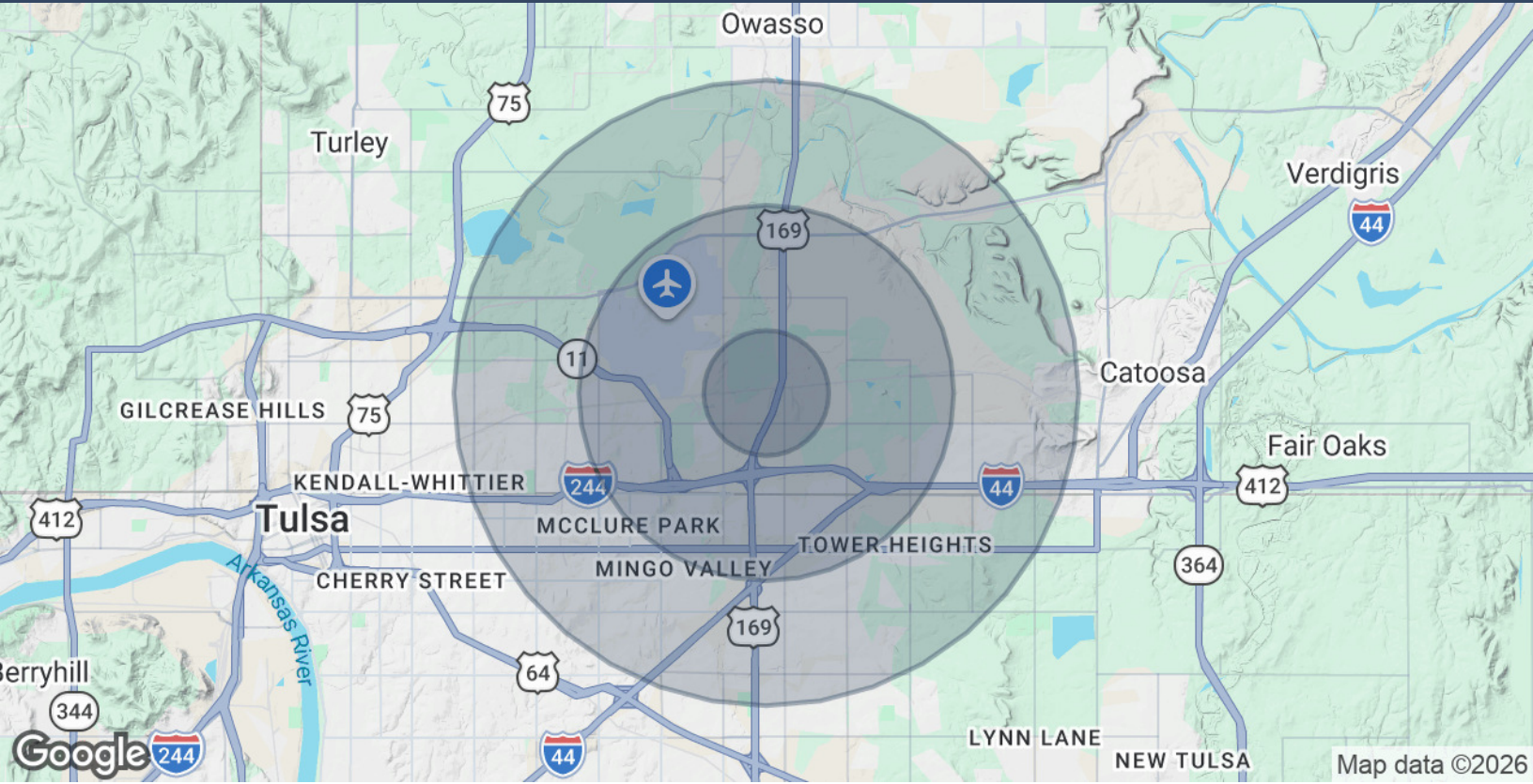
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	400	24,979	104,523
Average Age	37.2	31.9	32.8
Average Age (Male)	31.2	31.3	32.5
Average Age (Female)	45.5	33.5	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	174	8,811	39,068
# of Persons per HH	2.3	2.8	2.7
Average HH Income	\$68,873	\$60,569	\$63,145
Average House Value	\$101,606	\$107,118	\$136,751

2023 American Community Survey (ACS)

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