

FOR LEASE | Affordable Shop / Flex Space



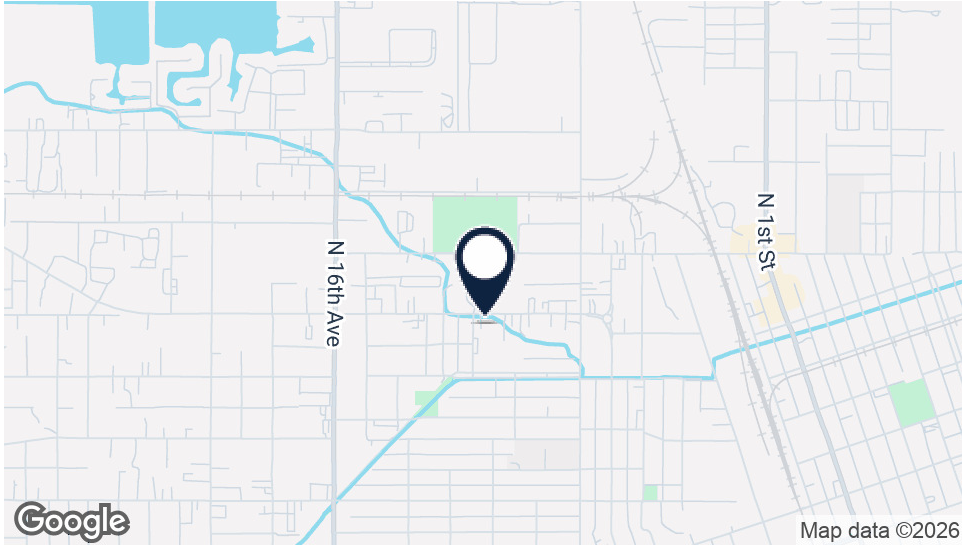
Offered at:
Available:

\$0.95/SF, NNN
4,976SF

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$0.95/SF, NNN
Building Size:	4,976 SF
NNN's	\$.13/SF/Mo.
Available SF:	4,976 SF
Additional Mezzanine Space	+/- 1,520 SF
Total Square Footage w/Mezzanine	+/- 6,496 SF
Lot Size:	27,007 SF
Zoning:	C1

PROPERTY OVERVIEW

THIS OFFERING presents a rare opportunity to lease a former armored-car facility - an exceptionally well-appointed property combining security, functionality, and finish quality for operators who demand more than a standard warehouse. The site is fully fenced with a controlled security gate, ample parking, generous yard space, and a well-lit exterior that keeps it safe and accessible around the clock. Two 16'x16' grade-level automated roll-up doors provide effortless drive-in access for trucks, equipment, and inventory.

Inside, the property is ready to support a full operation from day one. A large reception and conference area, easily configured as an open bullpen area, a climate-controlled office environment with three private offices, a break room, two restrooms, and full HVAC throughout both office and shop areas.

Two generous shop spaces feature HVAC and new LED lighting: the larger at 29'W x 50'L, the second at 20.5'W x 29'L, both with 22' clear height, flexible bays for fabrication, fleet maintenance, assembly, or distribution. Robust 3-phase, 225-amp, 120/208 power supports demanding equipment loads.

A standout feature is the secure 16'x28' vault - a legacy of the building's armored-car heritage offering unmatched protection for high-value inventory, records, or assets. Additional storage plus a 1,520 SF mezzanine bring total usable space to 6,496 SF.

Secure, powered, climate-controlled, and ready for immediate occupancy - a turnkey opportunity for businesses that can't afford to compromise. The mezzanine is deemed to have no value in the listing price.

Highlights



PROPERTY HIGHLIGHTS

- Former armored-car facility - exceptionally well-appointed, combining security, functionality, and finish quality
- Total usable space: 6,496 SF
- Fully fenced with controlled security gate
- Ample parking and generous yard space
- Well-lit exterior for around-the-clock safety and access
- Two 16'x16' grade-level automated roll-up doors for easy drive-in access
- Large reception and conference area, easily configured as an open bullpen or conference room
- Full HVAC throughout both office and shop areas
- Two shop spaces (1) 29'w x 50l x 22' clear height and (2) 20.5w x 29L x 22 clear height
- Larger shop: 29'W x 50'L, 22' clear height / Second shop: 20.5'W x 29'L, 22' clear height

Additional Photos



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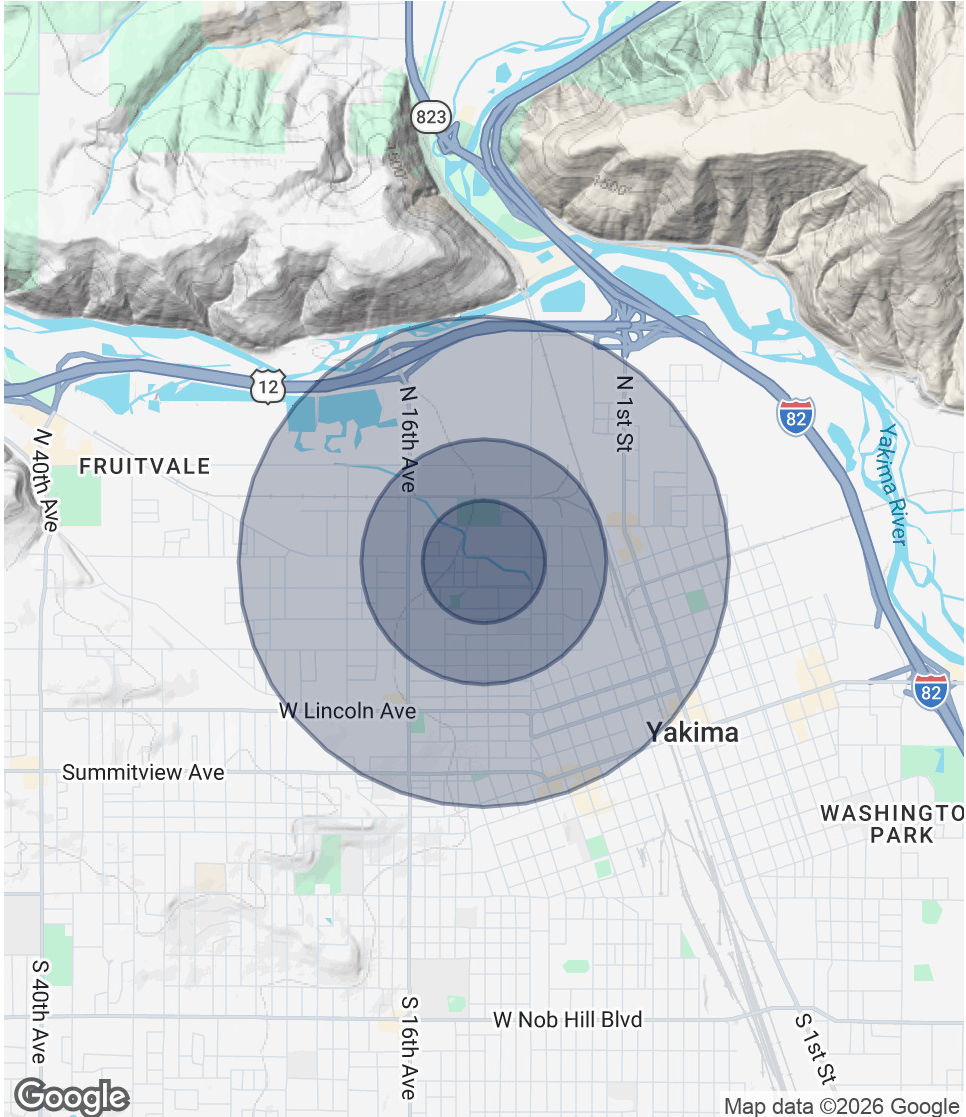


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,001	4,233	13,233
Average Age	41.3	34.9	34.2
Average Age (Male)	43.7	37.4	35.7
Average Age (Female)	40.7	34.5	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	382	1,423	4,699
# of Persons per HH	2.6	3.0	2.8
Average HH Income	\$43,540	\$45,387	\$50,670
Average House Value	\$171,396	\$140,927	\$207,628

2023 American Community Survey (ACS)



Advisor Bio 1



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