



## AVAILABLE SPACES

Suites A & B: +/- 7,034 SF

Lease Rate: Negotiable (NNN)

Available: 1/1/25

Position: End Cap space

## Tim Plemmons

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## PROPERTY DESCRIPTION

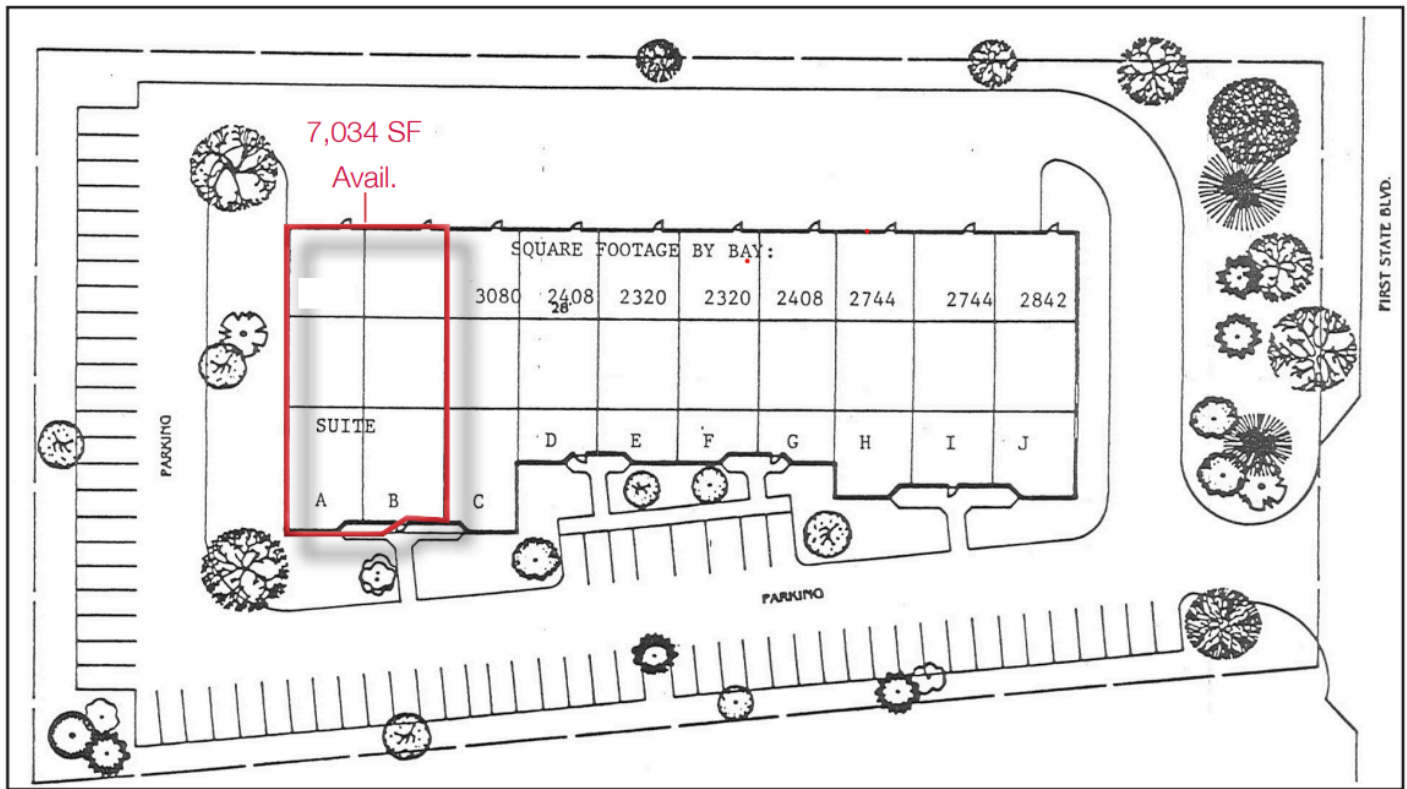
Flex industrial space centrally located in First State Industrial Park. A combined end cap unit, Suites A & B measure +/- 7,034 sf and consists of 12 perimeter offices, large open work areas, two restrooms with a receiving area and drive-in door in the rear. The unit boasts proximate wrap-around parking and great window lines and represents an excellent opportunity to any user looking for economical office, lab or production space. Conversion to traditional flex space is possible as well.

## PROPERTY HIGHLIGHTS

- Suite A & B: +/- 7,034 SF Available
- Rarely Available End Cap Unit
- Currently 90% Office/10% Warehouse, Conversion Possible
- 18' Clear Height Potential in Warehouse Area
- Ideal for Office, Light Manufacturing, Lab or Distribution
- Drive-in Loading
- Natural Gas Heat
- Proximate to Routes 141, 4 and 7, Interstates 95 and 295

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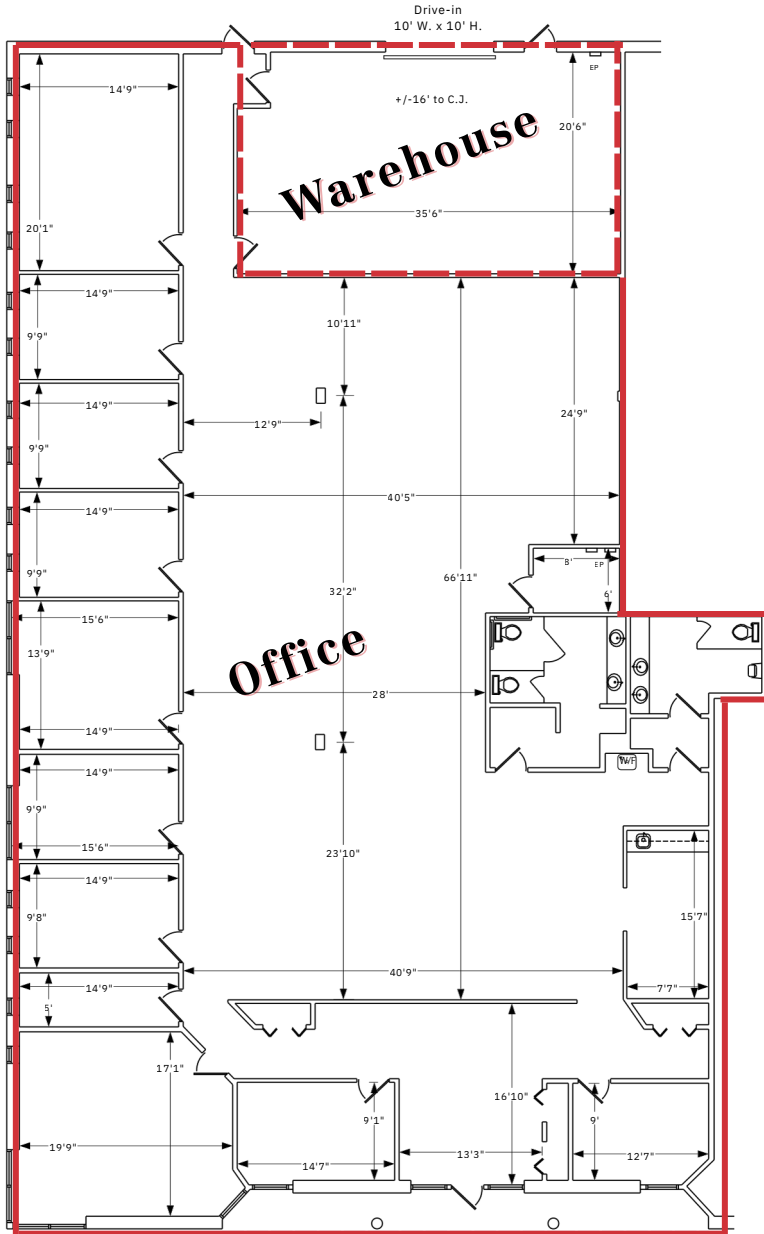


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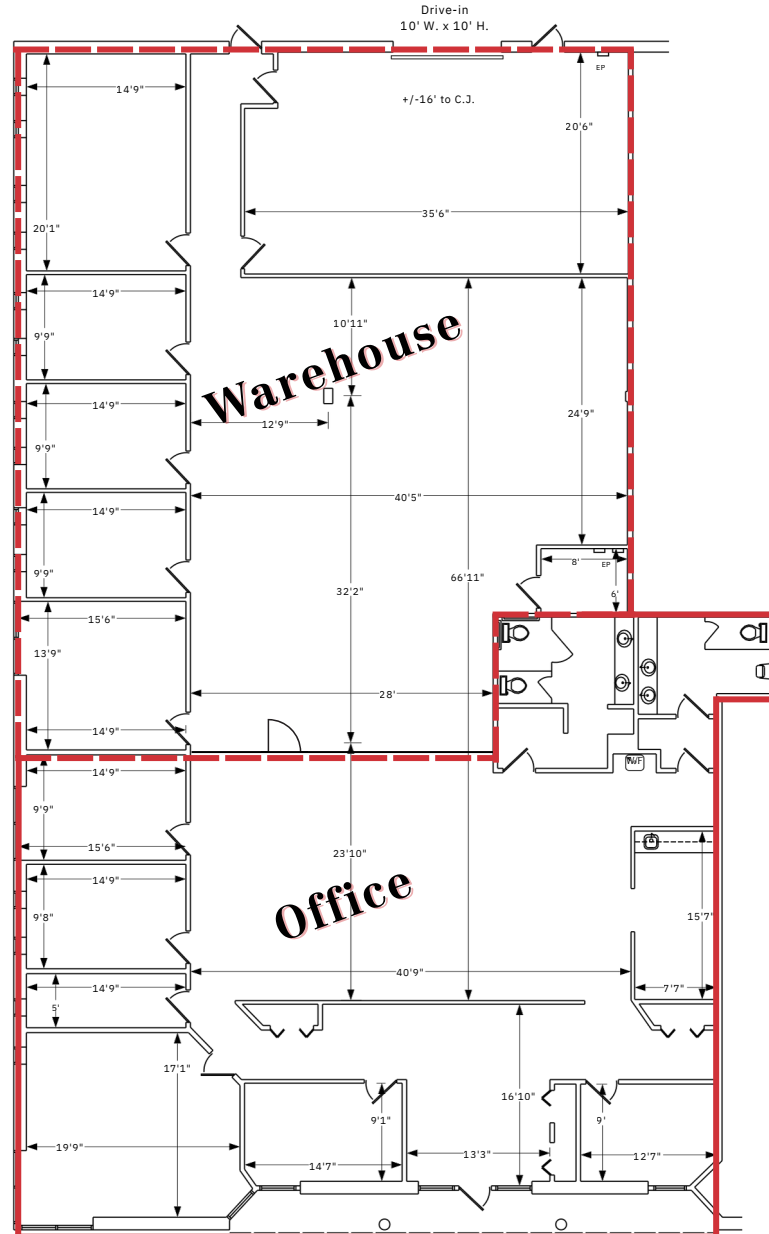
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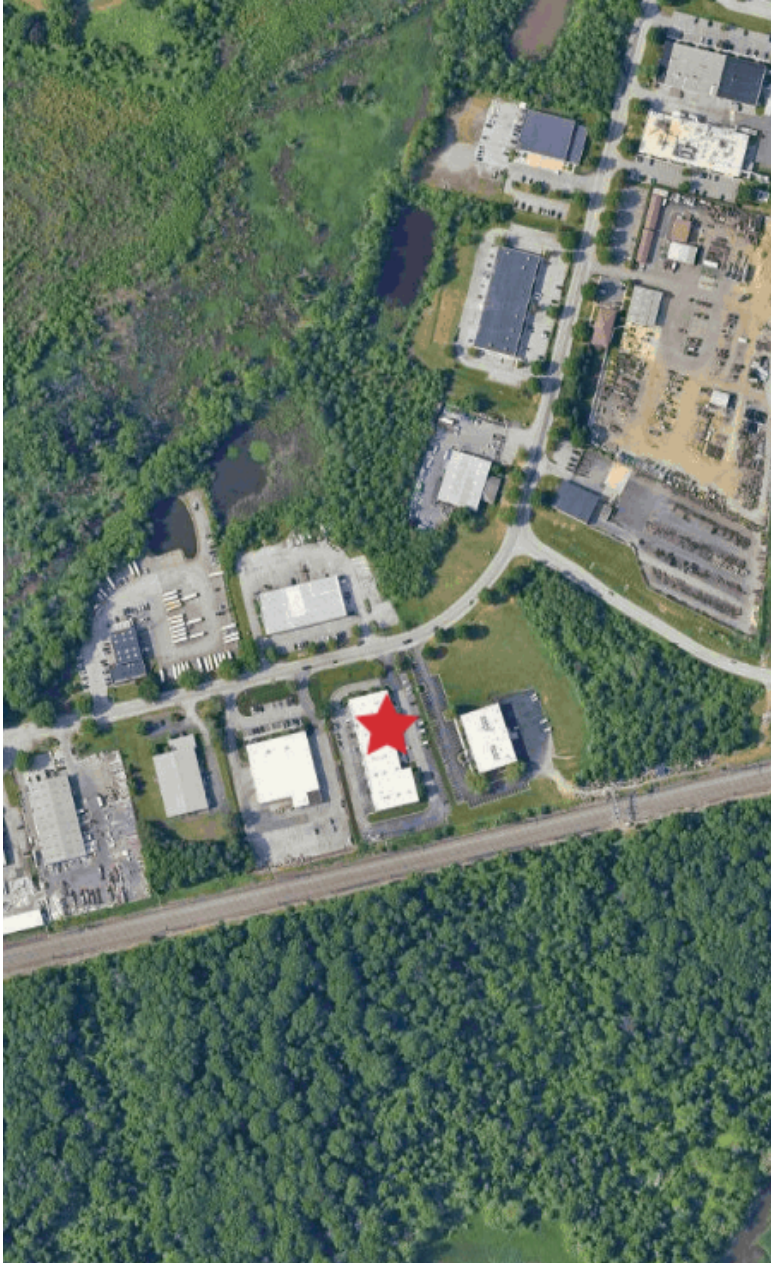
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**Floor Plan As-Is**  
**90% office/10% warehouse**



**Conceptual Plan:**  
**60% warehouse/40% office**





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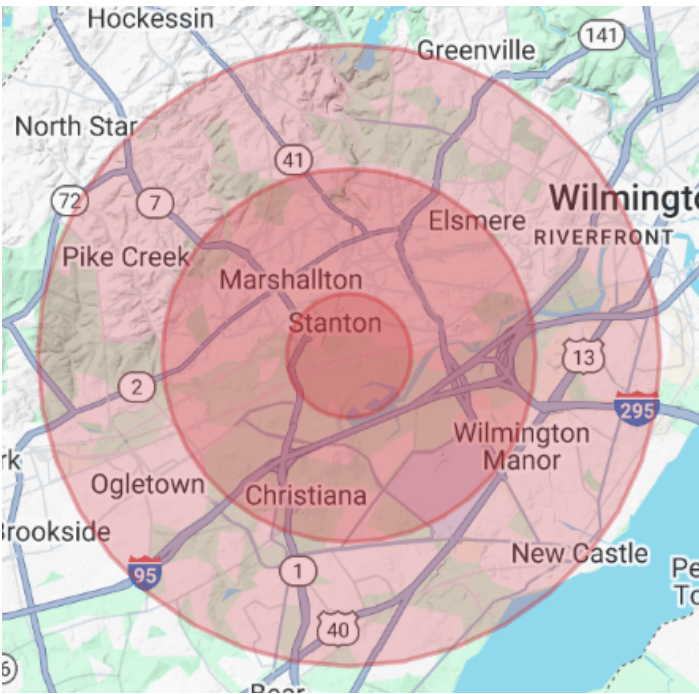
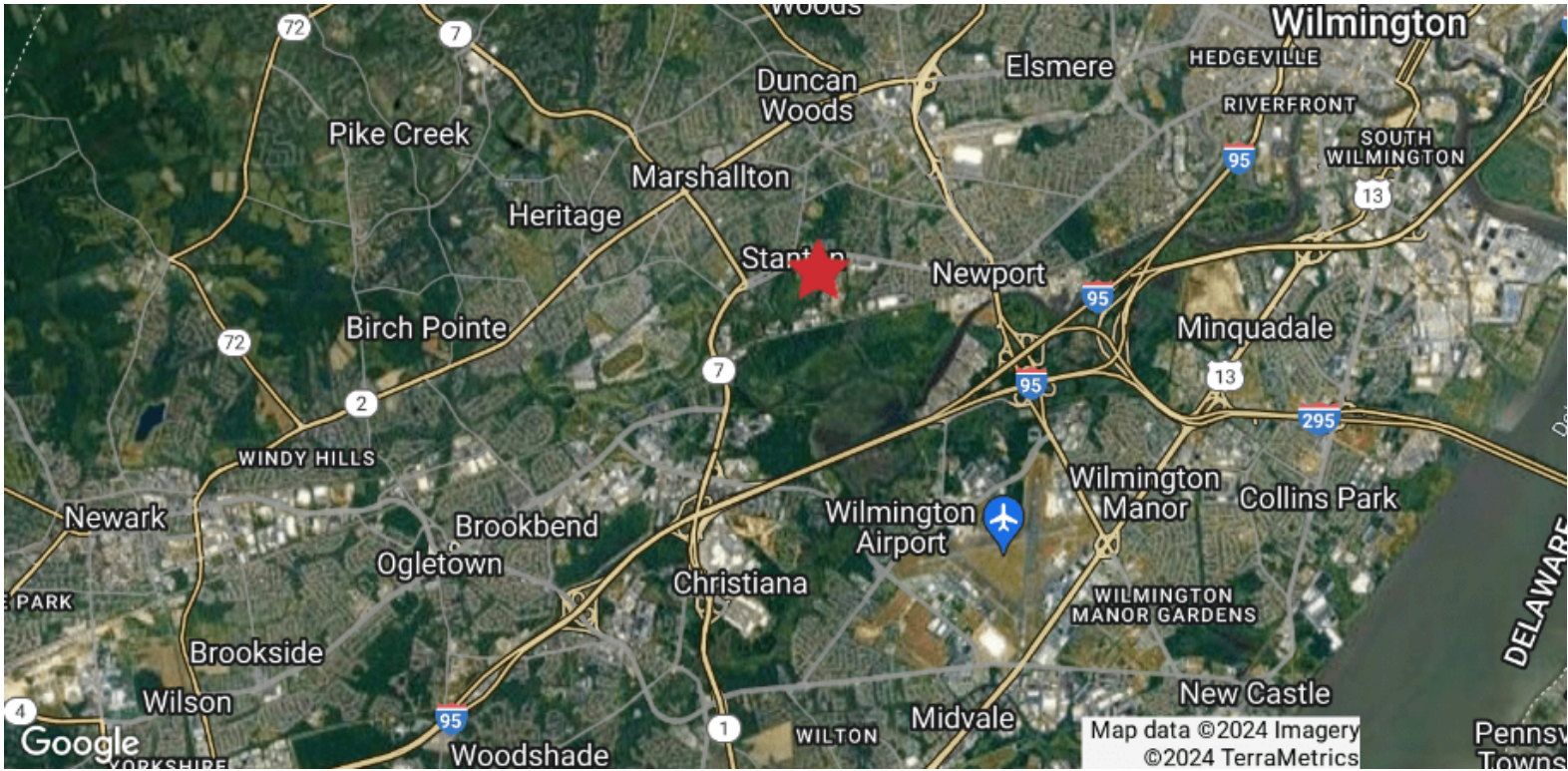
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## Demographic Summary

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	6,442	61,921	208,660
Average Age	38.3	39.5	36.9
Average HH Income	\$65,605	\$66,565	\$70,325
Workday Population	5,569	73,076	222,022

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