



PROPERTY DESCRIPTION

Rare Find 9,450 SF industrial facility available for Lease on a 1.76-acre C-2 zoned parcel within the City of Milton. This versatile property features 1 acre of dedicated, secure laydown yard surrounded by an 8-foot perimeter fence along the rear and eastern boundaries, along with 15 dedicated parking spaces. The front portion of the building offers 3,520 SF of climate controlled open space, 3 private offices, 2 restrooms, and 15.5-foot ceilings. The rear warehouse space includes 22-foot ceilings (20-foot clear height, 17-foot eave height), an upper mezzanine deck, a private restroom, and three 10x10 roll-up doors. Ideally positioned to serve a growing market, the surrounding 5-mile radius features a Total Population of 51,312 and an Average Household Income of \$90,812.

PROPERTY HIGHLIGHTS

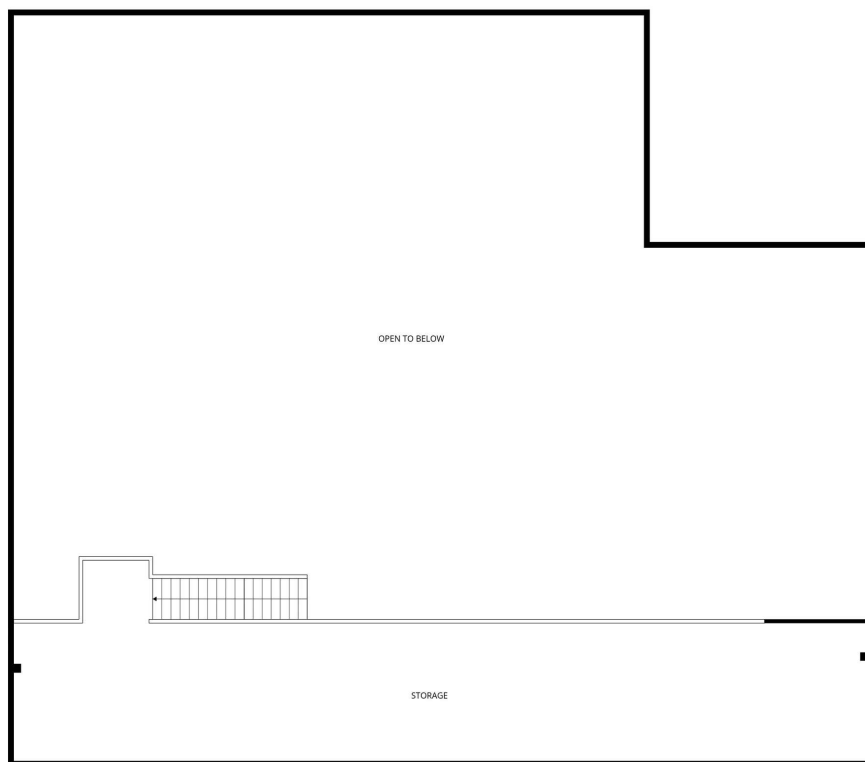
- 15 Dedicated Customer Parking Spaces. 1 Acre Laydown Yard on Site. Fenced Laydown. 3 Roll Up Doors. 22 Ft Ceiling Heights.

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Absolute NNN (excluding roof replacement)	Rate TBD
Lot Size:	1.76 Acres
Building Size:	9,450 SF
Zoning	C-2
Property Type	Industrial
Traffic Count	29,000

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

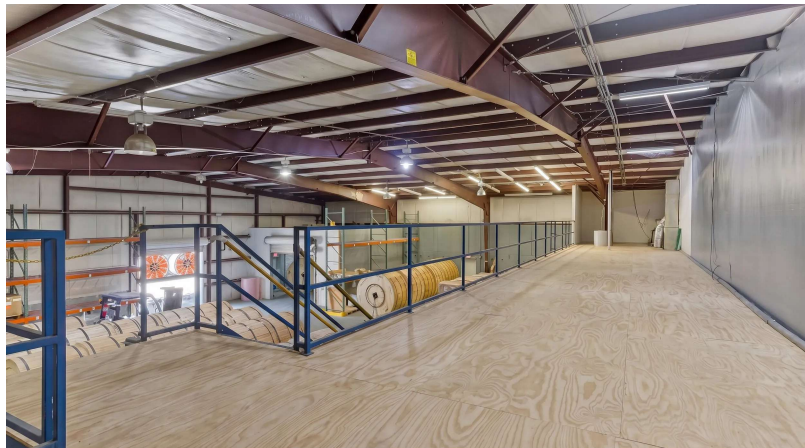
Total Households	1,478	9,927	19,195
Total Population	3,570	24,681	51,312
Average HH Income	\$63,317	\$83,530	\$90,812

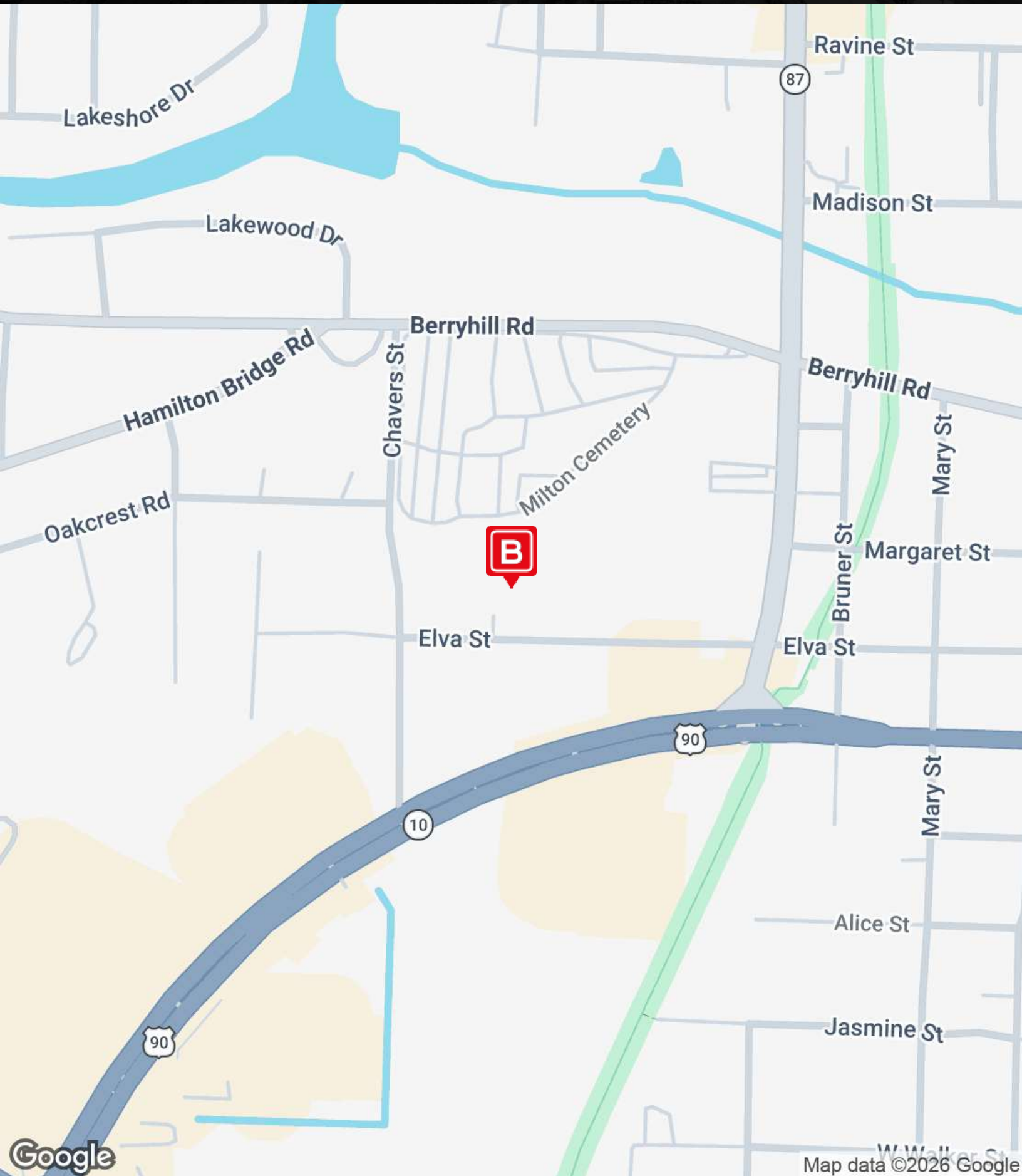


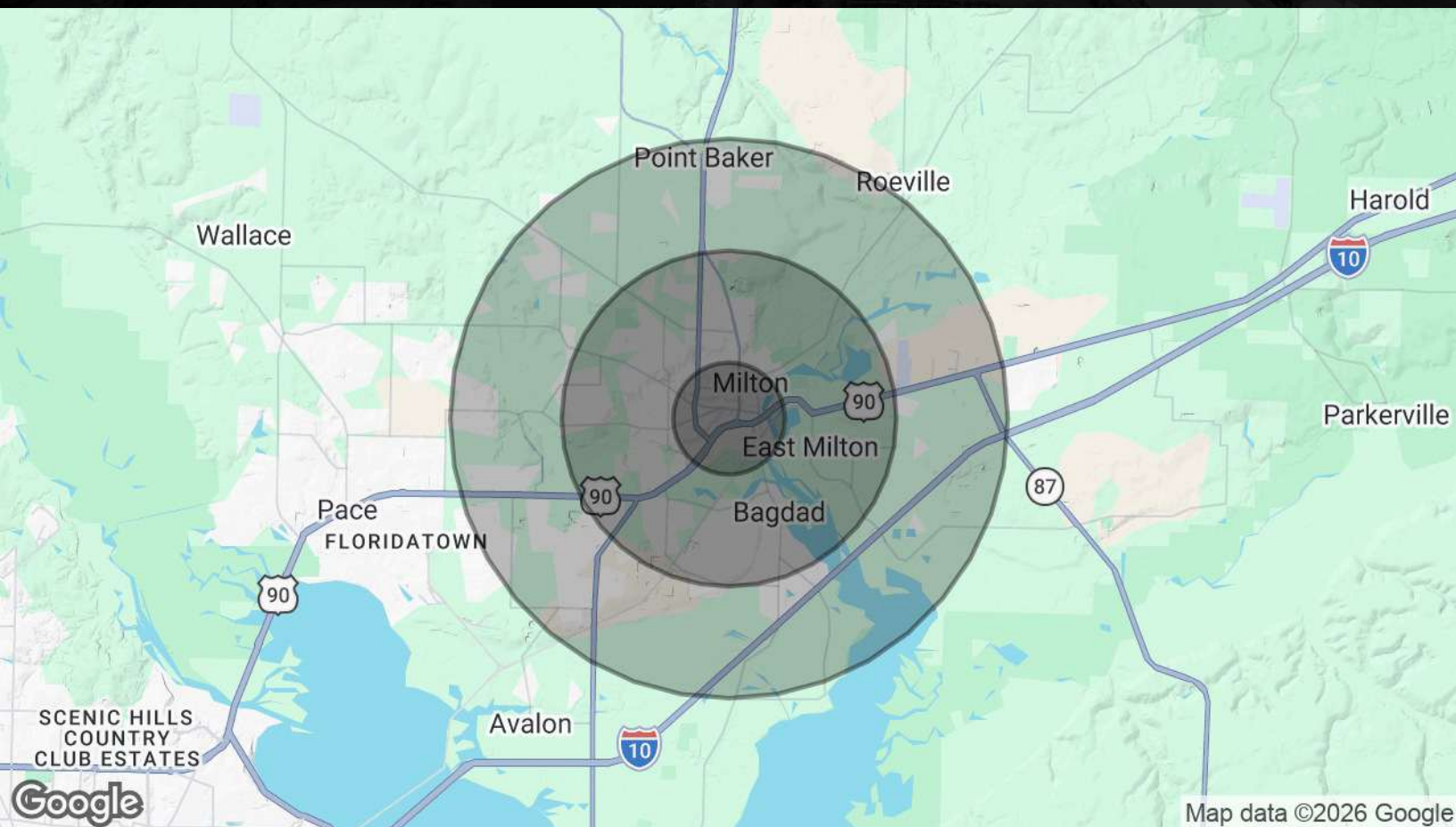
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,570	24,681	51,312
Average Age	36.3	39.0	40.0
Average Age (Male)	36.0	37.3	38.3
Average Age (Female)	36.8	40.3	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,478	9,927	19,195
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$63,317	\$83,530	\$90,812
Average House Value	\$157,725	\$237,401	\$251,399

2023 American Community Survey (ACS)