



Details

Lease Rate:	\$11 SF/yr (NNN)
Available SF:	2,730 SF
Building Size:	2,730 SF

Highlights

- Total: 2,730 SF
- Office: 2,059 SF
- 7 offices, conference room, kitchen, two restrooms
- Warehouse: 671 SF
- Lot size: 0.28 Acres
- Drive in Door: One 10'x10'
- Clear Height: 12'
- Zoning: IM

Overview

This 2,730 SF industrial office/warehouse property offers an office-heavy layout with 2,059 SF of well-appointed office space and 671 SF of warehouse space. The office area features seven private offices, a conference room, kitchen, and two restrooms, making it ideal for businesses requiring administrative or professional office functions. The warehouse is serviced by one 10' x 10' grade-level overhead door with a 12-foot clear height, providing efficient storage and operational space. Situated on a 0.28-acre IM-zoned site, the property is available for lease at \$11.00/SF NNN with estimated NNN expenses of \$2.00/SF, making it an excellent option for office, service, or light industrial users.

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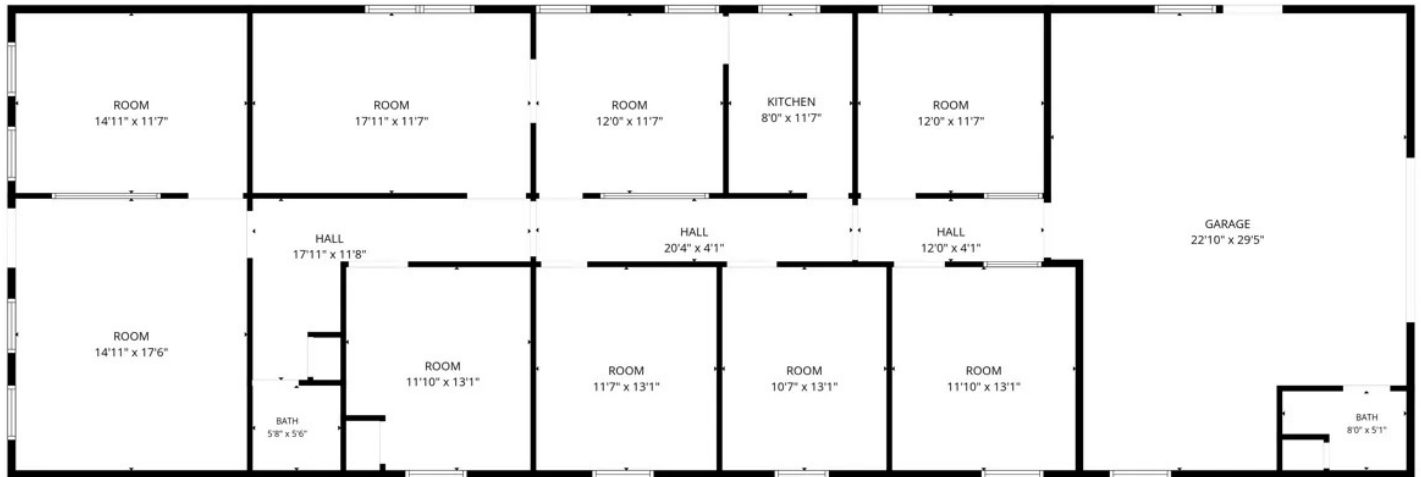
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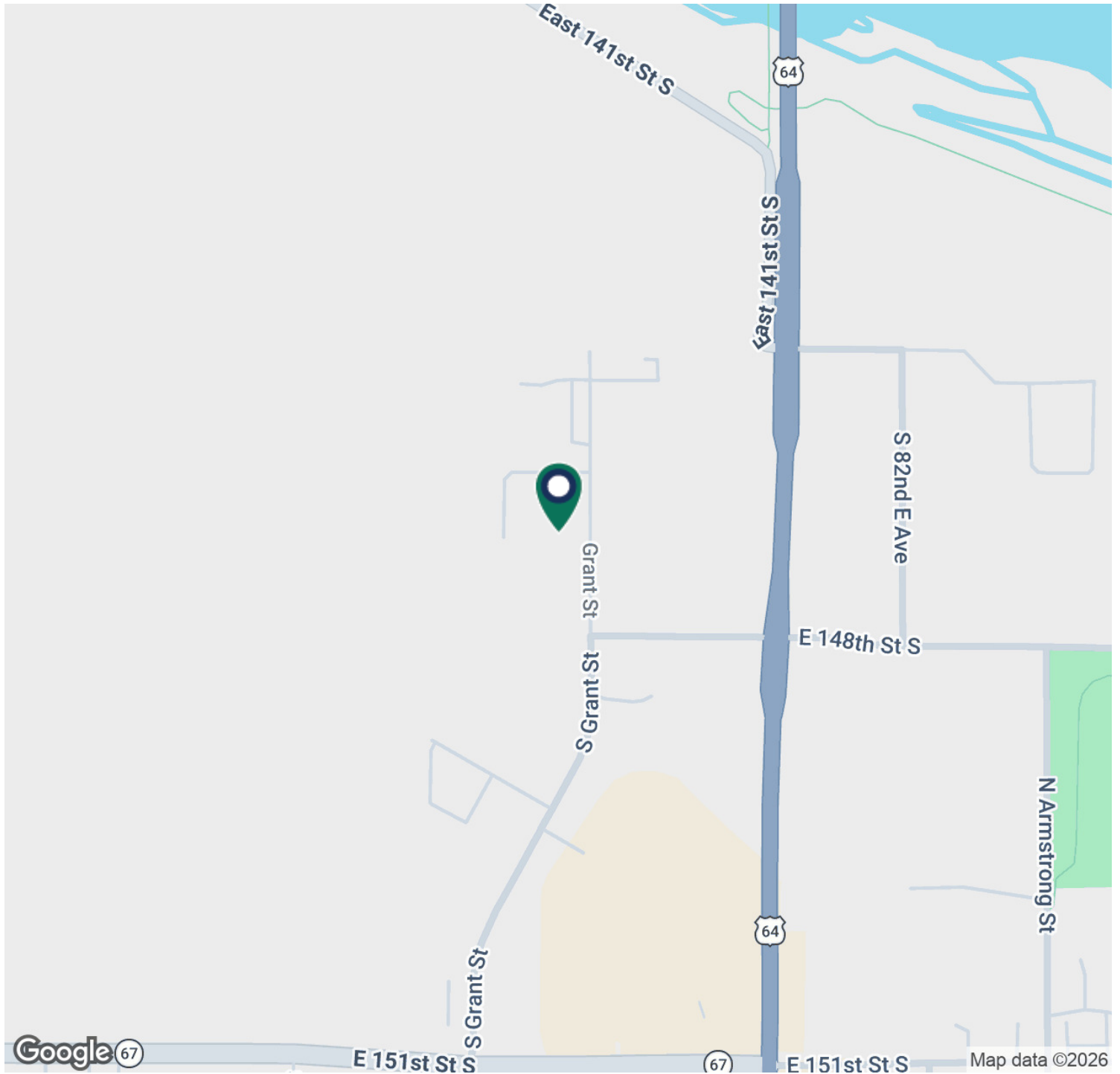
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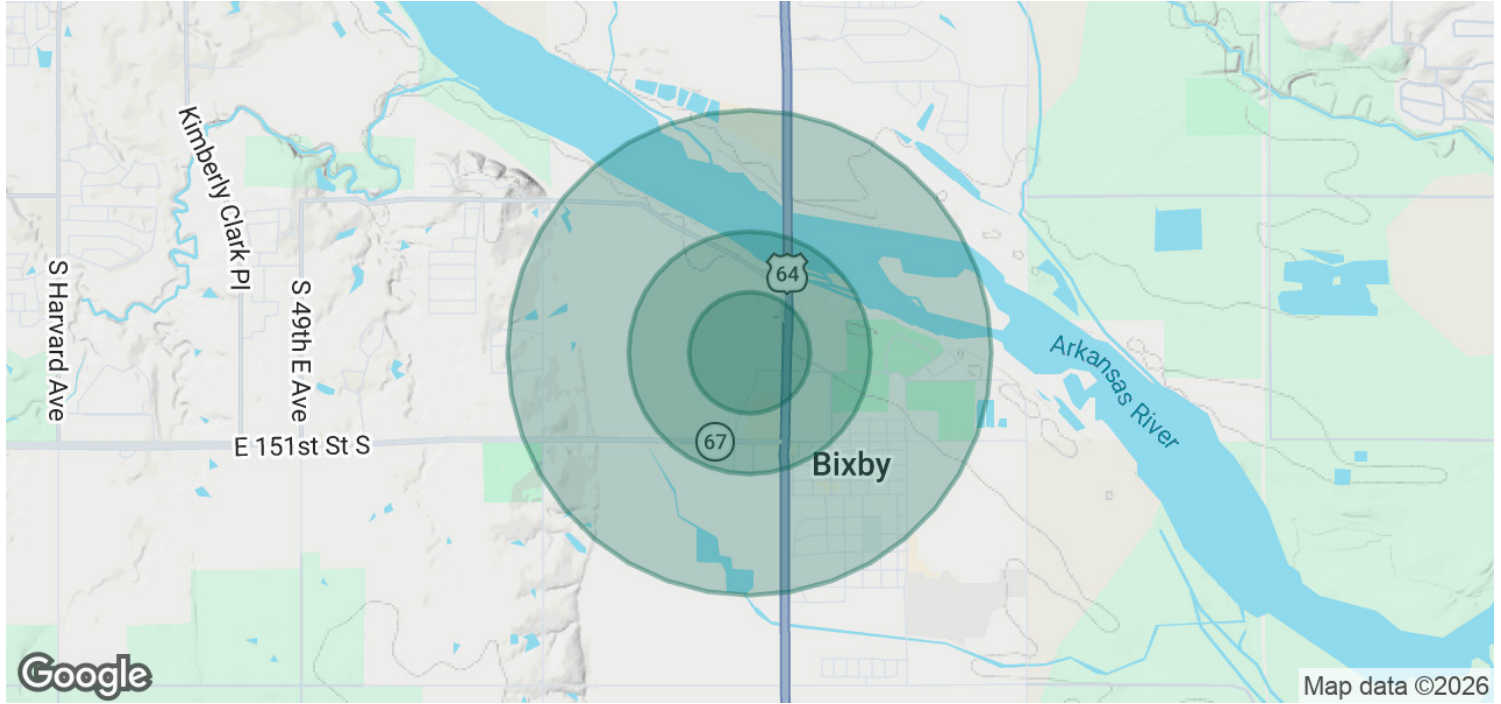
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	87	364	2,440
Average Age	33.9	33.0	34.1
Average Age (Male)	34.3	33.2	33.6
Average Age (Female)	33.9	33.2	33.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	27	120	912
# of Persons per HH	3.2	3.0	2.7
Average HH Income	\$130,860	\$114,950	\$99,984
Average House Value	\$326,286	\$278,865	\$265,084

2023 American Community Survey (ACS)

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