

INDUSTRIAL FOR LEASE/SALE

| 12,160 SF available | |
|---|--|
| 6 grade level doors | |
| 400 amps of 3-phase 208 power | |
| 24' minimum clear height | |
| ±800 SF built-to-suit office space | |
| Additional yard/parking potentially available | |
| | |

Available Q4 2024

Ideal for service/retail uses such as auto service & repair

Eastown Zoning → ZONING CODE → ZONING MAP

PRICING

| LEASE RATE | \$24.00 Shell |
|--------------------|---------------|
| MONTHLY BASE RENT | \$24,320.00 |
| MONTHLY NNN | \$6,080.00 |
| TOTAL MONTHLY RENT | \$30,400.00 |

For more leasing information contact

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Aerial View Looking Northwest



View Looking Southeast

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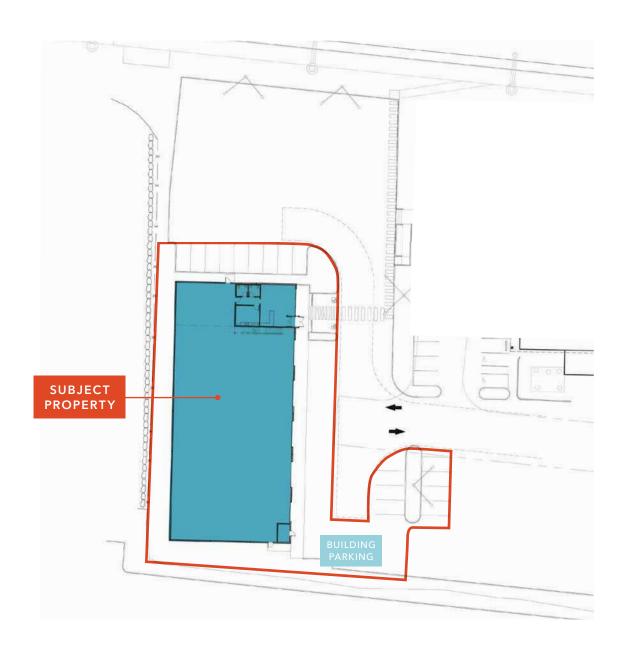
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12,160 SF \$24.00

Q4 2024

AVAILABLE

AVAILABLE LEASE RATE (PLUS NNN)









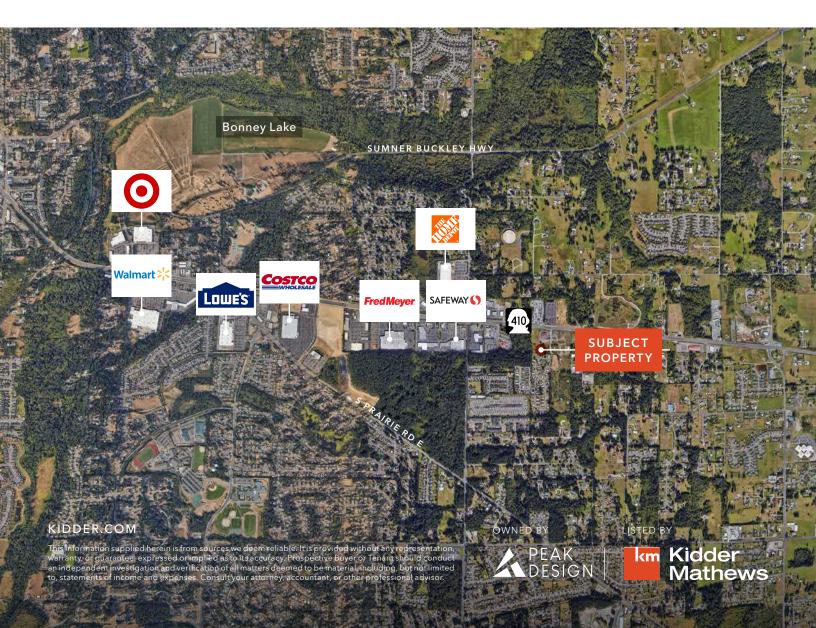




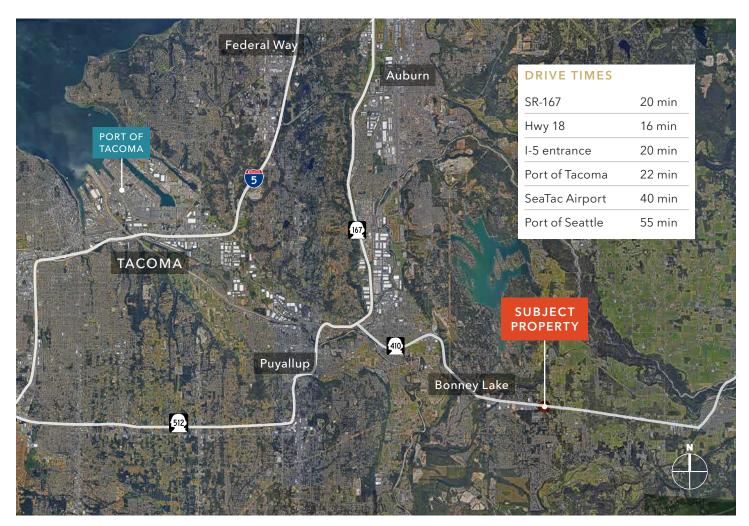
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POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|------------|--------------|--------------|
| 2023 TOTAL | 5,973 | 46,894 | 77,090 |
| 2028 PROJECTION | 6,627 | 50,818 | 83,248 |
| PROJECTED GROWTH 2023 - 2028 | 654 (2.2%) | 3,924 (1.7%) | 6,158 (1.6%) |
| HOUSEHOLDS | | | |
| | 1 Mile | 3 Miles | 5 Miles |
| 2023 TOTAL | 2,071 | 15,961 | 26,954 |
| 2028 PROJECTED | 2,395 | 18,021 | 30,270 |
| 2020 CENSUS | 1,974 | 15,383 | 25,894 |
| GROWTH 2023 - 2028 | 324 (3.1%) | 2,060 (2.6%) | 3,317 (2.5%) |







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