

### Property Highlights

- 106,000 SF For Lease
  - ±26,000 SF of office space
  - ±80,000 SF of warehouse space
- 4 Drive in Doors
- Sprinkled
- Easy access to I-40
- 2 miles to I-40
- Approximately 10 miles to Clinton National Airport
- 130 miles to Memphis
- 320 miles to Dallas
- Fenced yard space
- 9 Dock High Doors
  - Doors 1-8: 9'2" wide x 9' tall
  - Door 9: 14'x14'
- Clear Heights outlined on Page 5
- Available: September 1, 2023
- \$5.95 PSF NNN

### Demographics

	1 Mile	3 Mile	5 Mile
2022 Population	1,835	39,162	94,587
Daytime Population	8,335	45,929	132,679
Average HH Income	\$80,542	\$77,566	\$73,820



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