

Property Highlights

- Building Size: 98,793 SF
(10,000 SF is office space)
- Land: 11.07 acres
- Price: \$1,600,000 (\$16.20 PSF)
- Lease Rate: \$2.50 PSF NNN
- Clear Height: varies from 24 feet to 16 feet in the warehouse and manufacturing areas
- Dock High Doors: 5
- Drive in Doors: 6
- Ideal for a Manufacturer

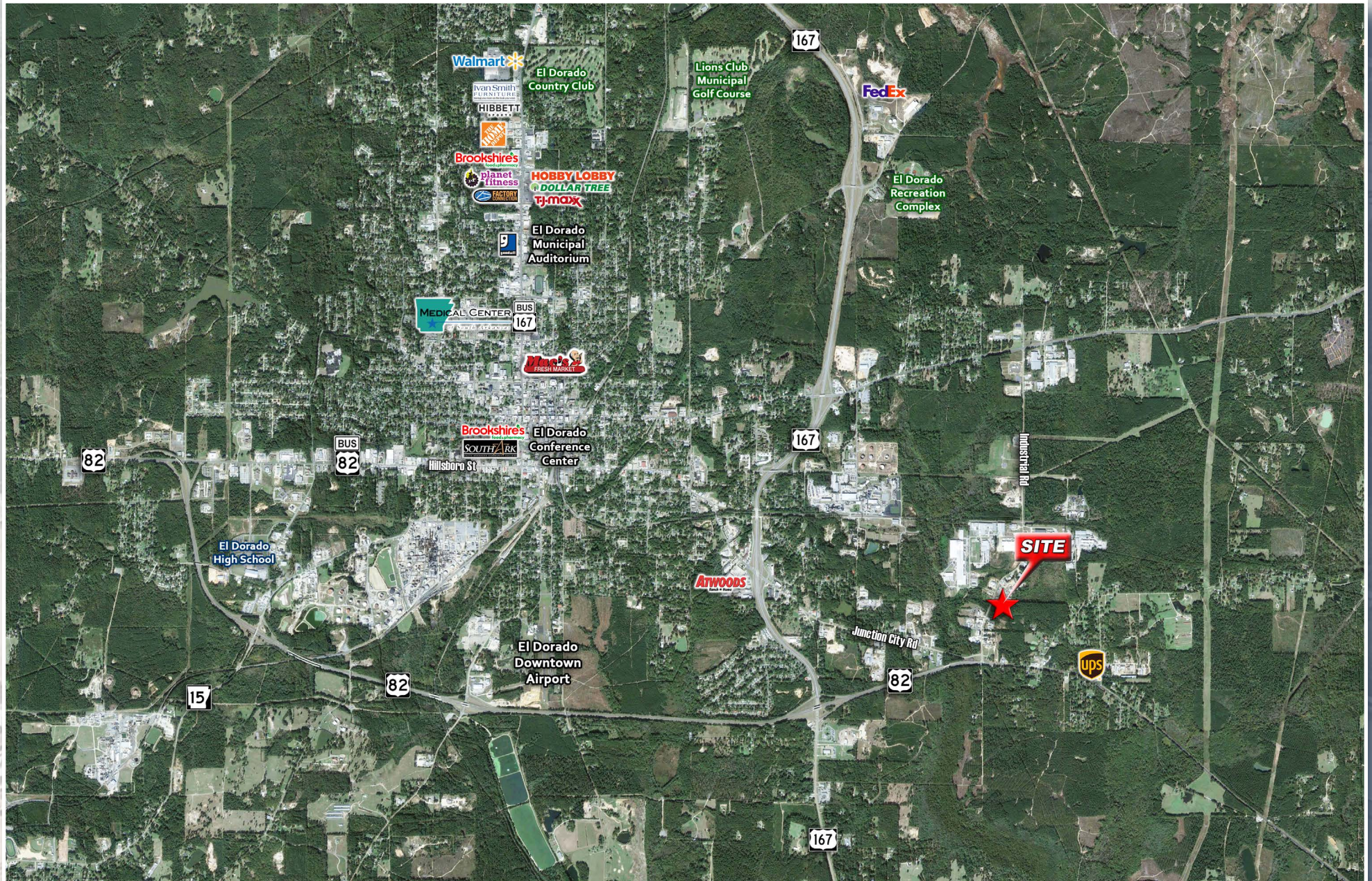


Demographics

	1 Mile	3 Mile	5 Mile
2021 Population	3,369	16,770	21,716
Daytime Population	3,450	21,131	25,761

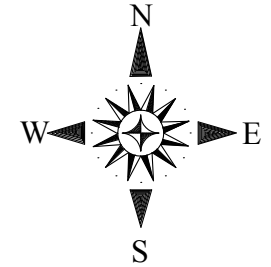
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Bearings based on a survey for Woods Development Company, dated 8/30/1989, by Ball & Paulus Surveyors, Inc.

