

CALL FOR MORE INFORMATION





PROPERTY SNAPSHOT



80,241 2020 POPULATION 3 MILE RADIUS



154,816 2020 DAYTIME POPULATION **3 MILE RADIUS**



\$69,411 2020 AVERAGE INCOME **3 MILE RADIUS**



14,087 VPD EDITH BLVD

FOR LEASE

\$8.50 PSF Modified Gross

AVAILABLE

Warehouse 1 4,105 SF Warehouse 2 6,738 SF

PROPERTY HIGHLIGHTS

- 3 phase 480 volt electrical capacity
- Suites can be combined or leased separately

Warehouse 1: 4,105 SF

- 14 x 14' roll-up door
- 25' ceiling height to pitch
- Gated and paved yard

Warehouse 2: 6,738 SF

- Proposed 12' x 12' roll up to be installed with correct lease term
- 25' ceiling height

TRAFFIC COUNT

Edith Blvd: 14,087 VPD Griegos Rd: 19,397 VPD (SitesUSA 2020)

AREA TRAFFIC GENERATORS



















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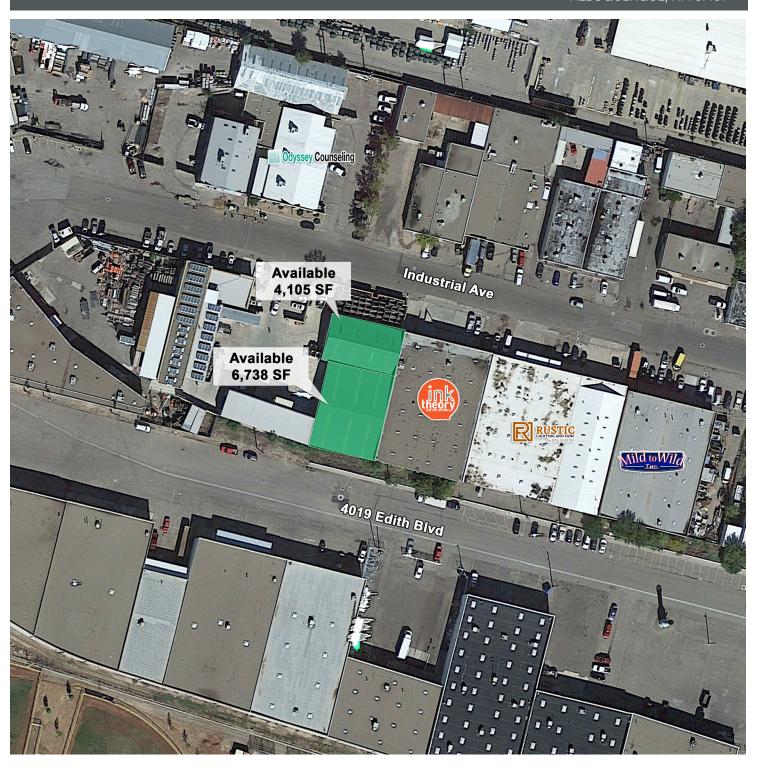






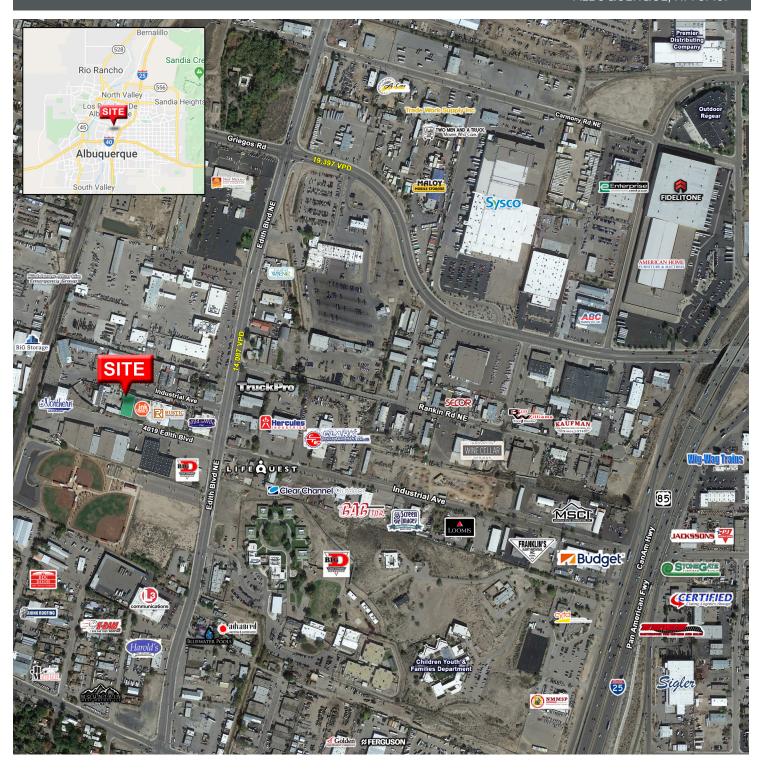
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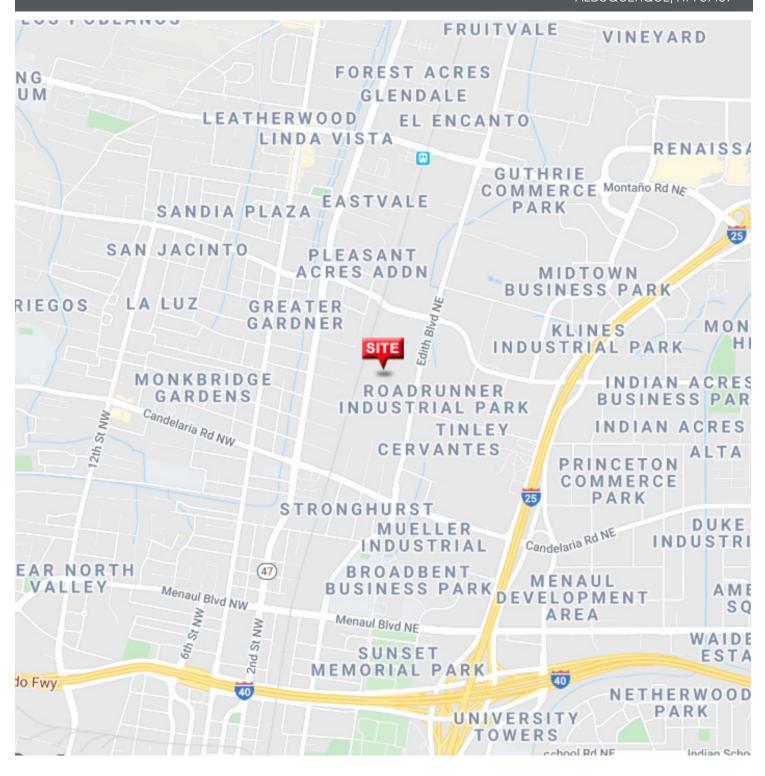
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