



OFFERING SUMMARY

Sale Price: \$2,125,000

Year Built: 2005

Building Size: 14,248

Renovated: 2006

Zoning: I-4

Price / SF: \$149.14

PROPERTY OVERVIEW

14,248 SF built out as Class A Office with loading dock

Property features 10' high ceilings, hard wood floors, and commercial grade carpeting. Central bathrooms with showers

Motion sensor lights for energy conservation

Ample Parking for multiple tenants. Second drawing shows unit with central corridor allowing for multi-tenanted asset.

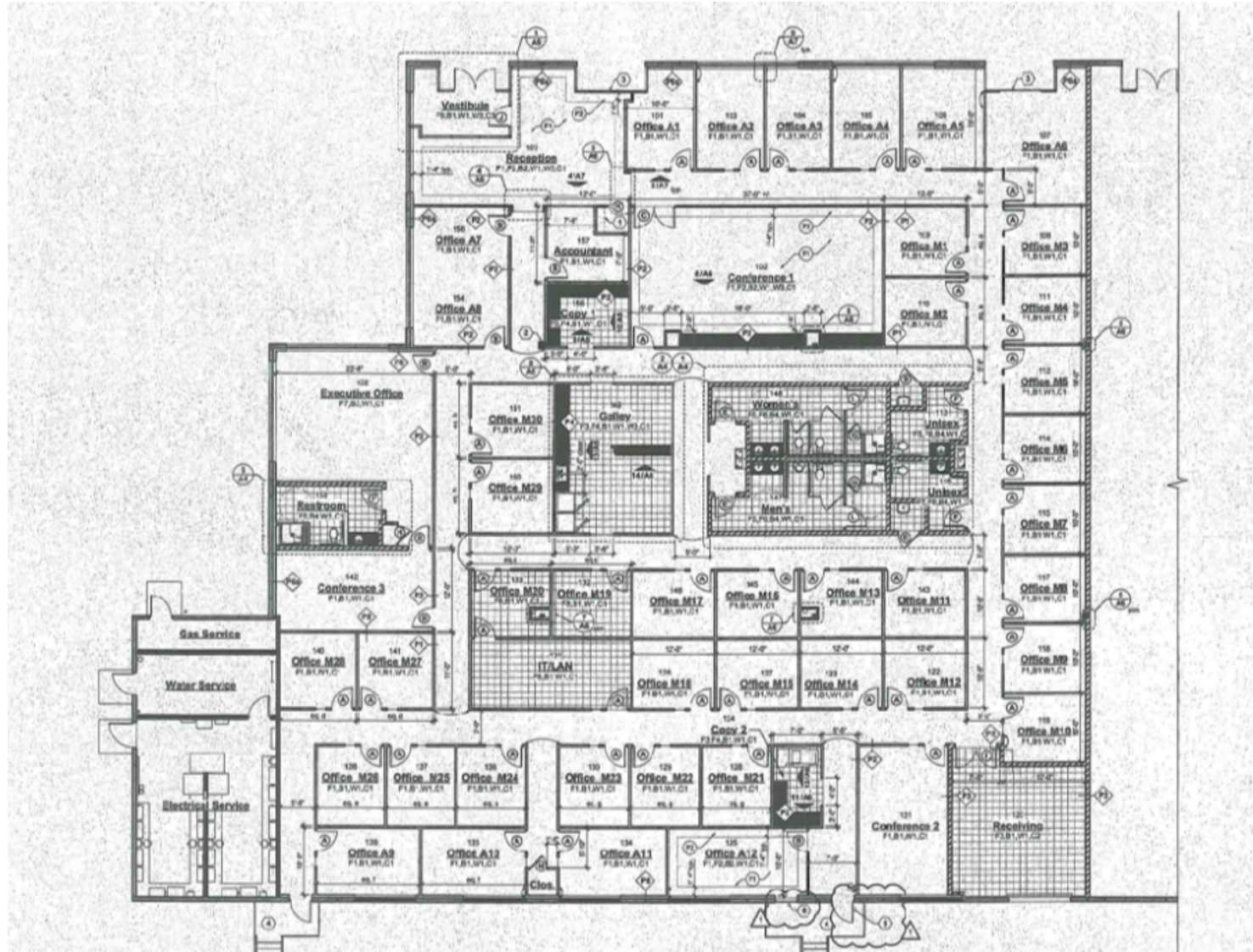
Sold As-Is

PROPERTY HIGHLIGHTS

- Condo dues are \$1.77/SF
- Green outdoors and large windows
- Warehouse throughout goes up ~20' throughout
- Loading dock(s)







Ronald Glass
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2018-11-21 Preliminary Blocking Plan for
Suite 500 (14,248 RSF total)

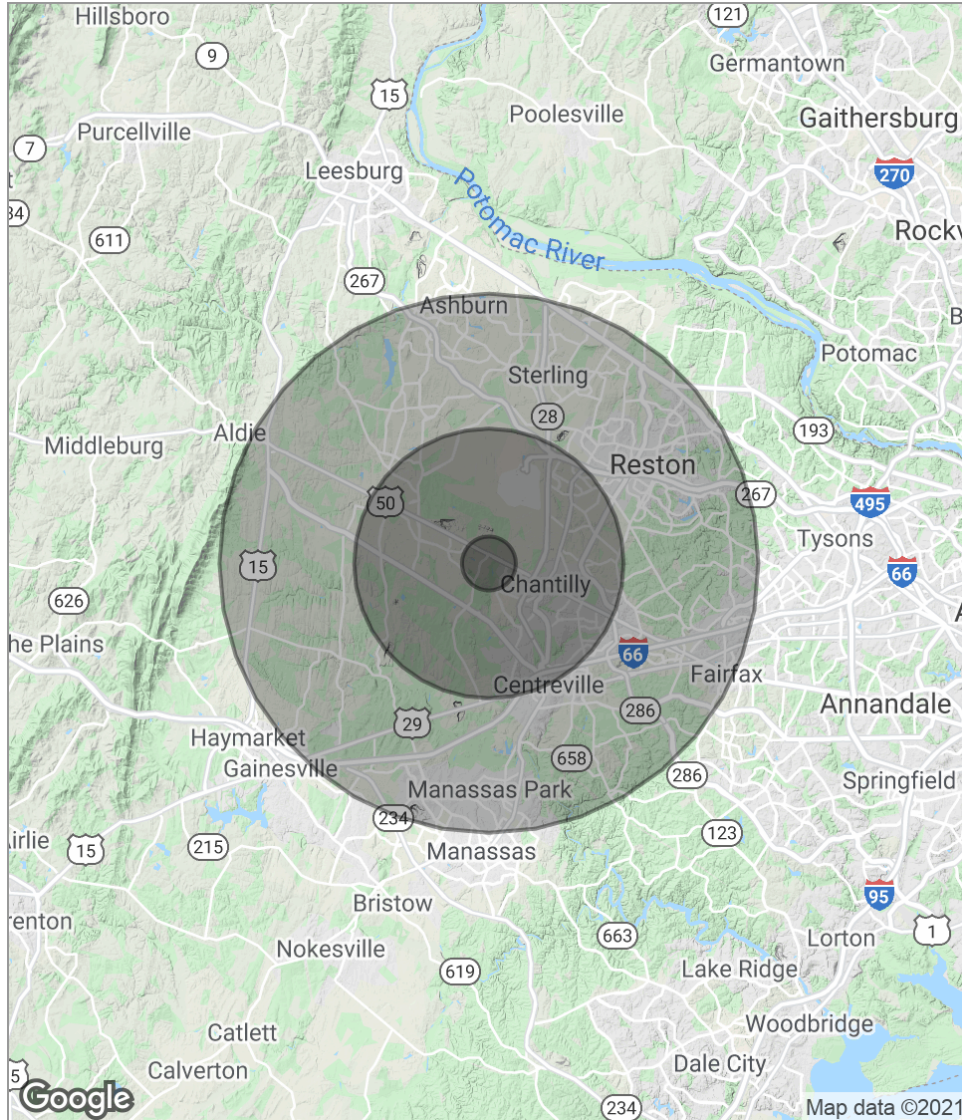
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,669	129,028	608,921
Median age	34.7	34.3	34.6
Median age (Male)	33.3	33.9	34.3
Median age (Female)	37.5	34.8	35.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	814	41,507	213,666
# of persons per HH	3.3	3.1	2.8
Average HH income	\$134,116	\$139,616	\$124,400
Average house value	\$489,307	\$539,497	\$537,259

* Demographic data derived from 2010 US Census



RONALD GLASS

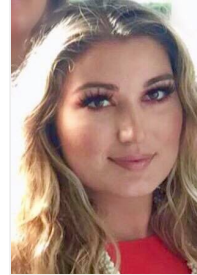
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