



PROPERTY HIGHLIGHTS

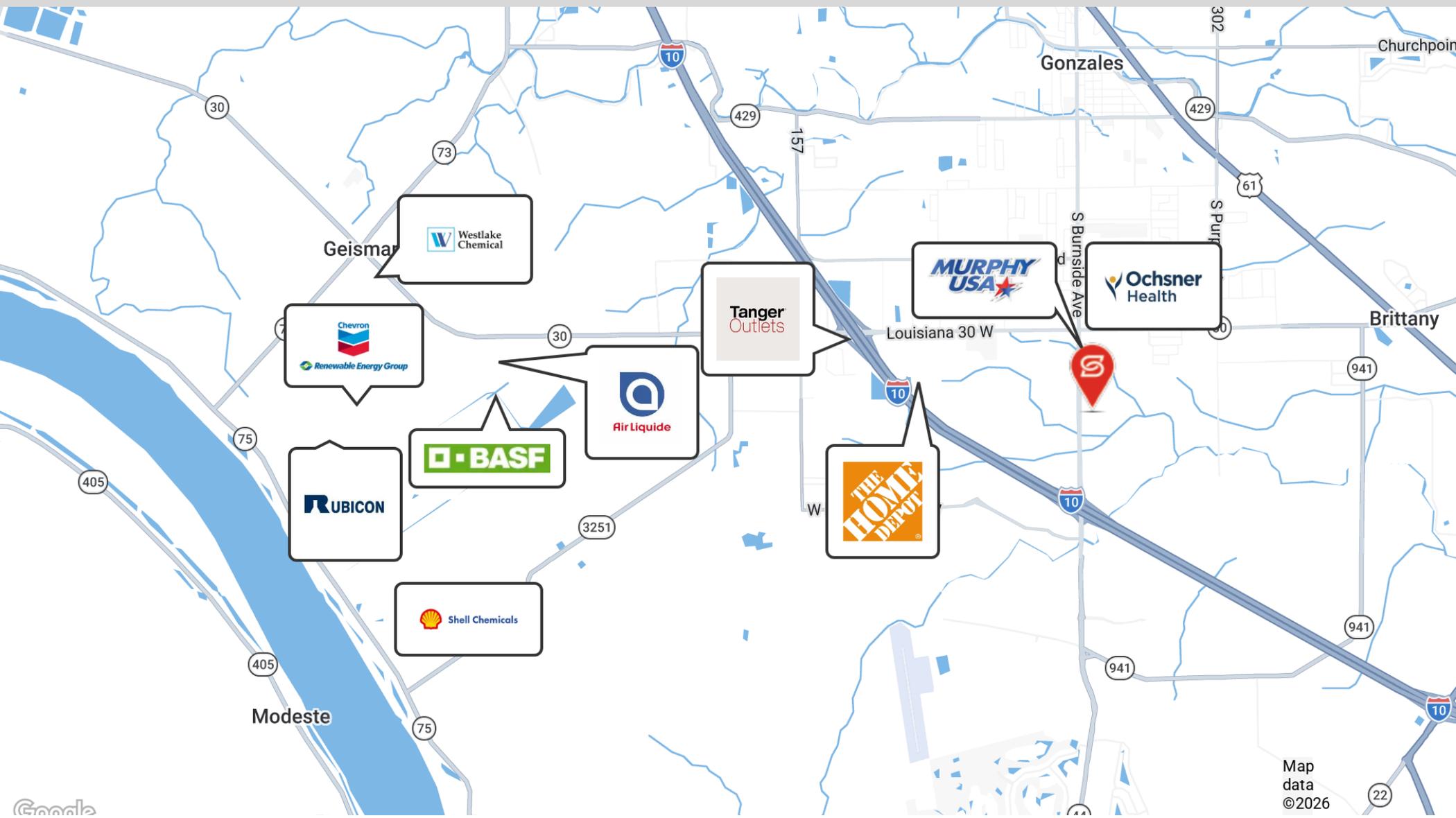
- 1,500-3,000 Sf available with the option to combine the suites into one contiguous space
- Two roll-up doors providing convenient loading and operational flexibility
- Multi-tenant industrial/ flex building suitable for a variety of light industrial or service users
- Strategic location near I-10 and the Highway 30 corridor with excellent regional connectivity
- Former veterinary clinic build out offering adaptable interior improvements and existing plumbing
- Functional suite size ideal for small to mid-size operators

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	1,500 - 3,000 SF
Building Size:	12,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	190	858
Total Population	297	539	2,318
Average HH Income	\$141,851	\$138,508	\$104,256





Map data
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