



PROPERTY DESCRIPTION

Centrally located office/warehouse with convenient access to I-10, I-12, Airline Hwy., Jefferson Hwy., Coursey Blvd. and Siegen Lane. Signage available on pylon in front of development. The suite includes quality finishes with a brick/stucco facade.

Suite 3D:
 Total: 2,633 SF
 Office: 896 SF
 Warehouse: 1,737 SF

Suite 4C:
 Total: 2,732 SF
 All warehouse space in Suite 4C

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Condo Fee:	\$1.30 SF/yr
Available SF:	2,633 - 2,732 SF
Number of Units	2

SPACES

LEASE RATE

Suite 3D	\$12.00 SF/yr
Suite 4C	\$12.00 SF/yr



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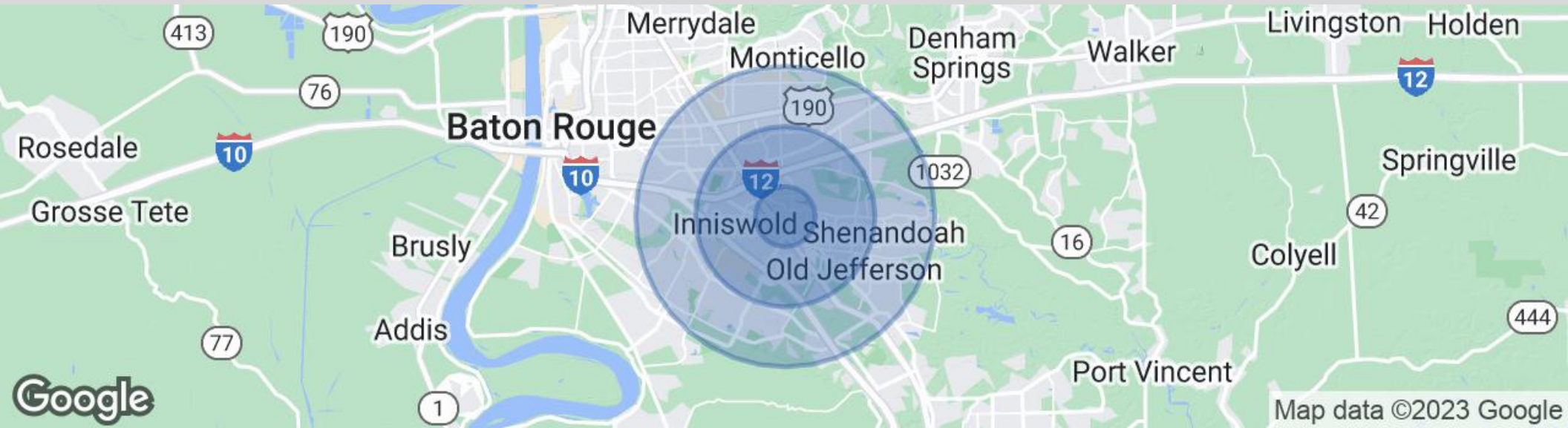
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,896	73,841	179,173
Average Age	35.7	38.0	38.3
Average Age (Male)	30.6	35.7	36.2
Average Age (Female)	37.8	39.5	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,096	33,795	79,534
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$77,828	\$77,820	\$82,615
Average House Value	\$180,688	\$198,918	\$222,889

* Demographic data derived from 2020 ACS - US Census