

11344 S 146TH ST

1,913 - 9,089 SF | \$10.00 SF/YR (NNN)

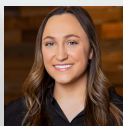
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OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/YR NNN
Est. Op. Exp.	\$3.50 SF/YR
Available SF:	1,913 - 9,089 SF
Building Size:	11,480 SF
Ceiling Height:	21 FT
Property Type:	Industrial
Year Built:	2020
Zoning:	IL/ Light Industrial

PROPERTY OVERVIEW

This flex/industrial building offers clear span space ideally suited to warehouse, showroom, or light industrial use strategically positioned at Hwy 50 and Hwy 370.

PROPERTY HIGHLIGHTS

- 14 foot overhead doors
- Clear span
- Glass store front
- Versatile space sizes suitable for a range of business needs

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	440	25,166	112,674
Average Age	37	36	37
HOUSEHOLDS			
Total Households	159	9,332	40,939
People Per HH	2.8	2.7	2.8
Average HH Income	\$150,180	\$136,661	\$138,727
Average HH Value	\$581,770	\$385,773	\$350,939

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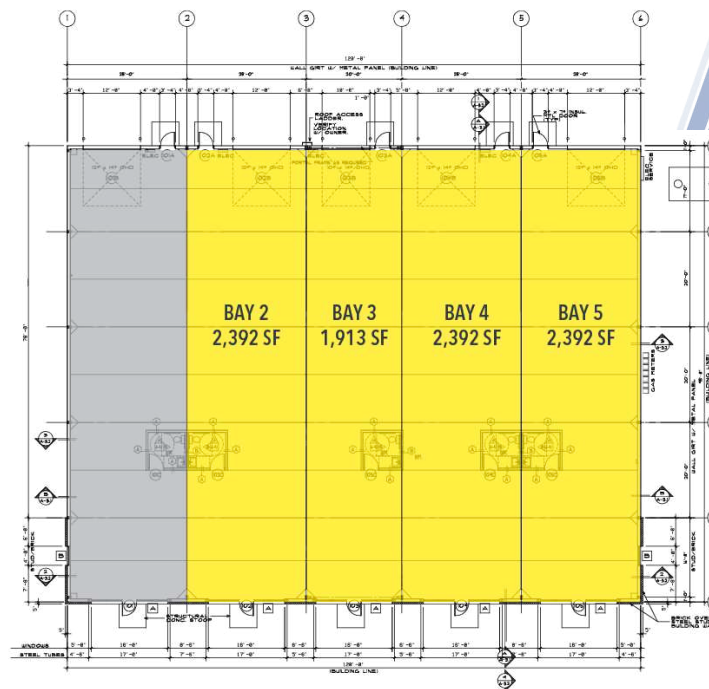
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,913 - 9,089 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Bay 2	Available	2,392 - 9,089 SF	NNN	\$10.00 SF/yr
Bay 3	Available	1,913 - 9,089 SF	NNN	\$10.00 SF/yr
Bay 4	Available	2,392 - 9,089 SF	NNN	\$10.00 SF/yr
Bay 5	Available	2,392 - 9,089 SF	NNN	\$10.00 SF/yr

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ADDITIONAL PHOTOS



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SITE AERIAL



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11344 S 146TH ST AREA DEVELOPMENT MAP



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