



INDUSTRIAL SPACE NOW AVAILABLE

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	4,004 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Lot Size:	0.27 Acres
Building Size:	4,004 SF
Grade Level Doors:	2
Dock High Doors:	0
Year Built:	2002
Market:	Northwest
Sub Market:	Rockwell Industrial Park

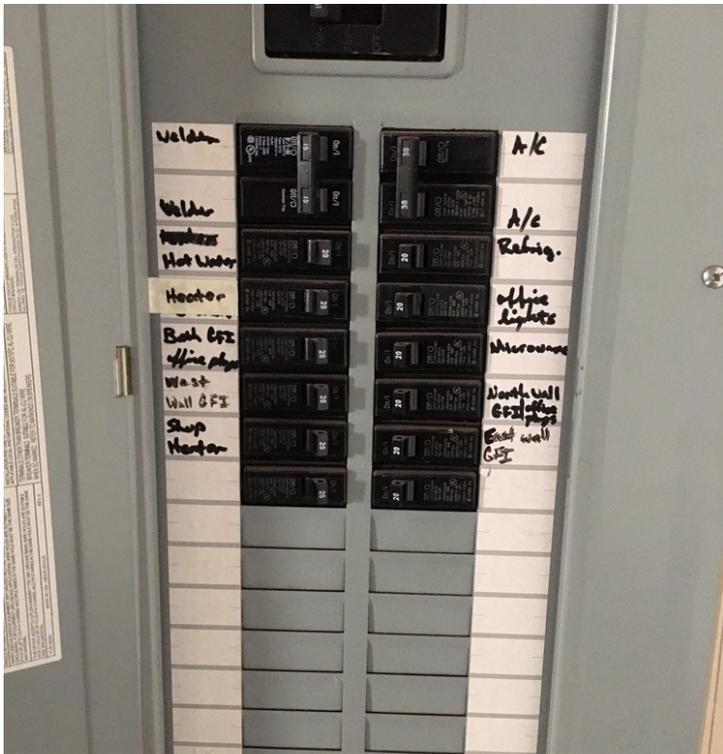
PROPERTY OVERVIEW

Triple Net Industrial Lease
Property Taxes at \$.75 per SF per Yr.
Est. Building insurance at \$.25 per SF per Yr.

LOCATION OVERVIEW

This stand-alone office/warehouse sits just off NW Expressway and N. Rockwell and just north of Wiley Post Airport. With easy access to the Kilpatrick Turnpike off NW Expressway and I-244 further east this place provides quick accessibility to all major thoroughfares and locations in the metro.

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	154,902
Population Density	154,902
Median Age	38.0
Median Age (Male)	36.8
Median Age (Female)	39.3
Total Households	63,747
# of Persons Per HH	2.4
Average HH Income	\$66,216
Average House Value	\$161,312

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