



## INDUSTRIAL SPACE NOW AVAILABLE

Available SF:	4,800 - 28,800 SF
Lease Rate:	\$12.00 SF/yr (MG)
Lot Size:	3.31 Acres
Building Size:	28,800 SF
Grade Level Doors:	6
Dock High Doors:	6
Ceiling Height:	23.0 FT
Year Built:	2022
Zoning:	I-2
Market:	Northwest
Cross Streets:	Rockwell & Wilshire

## PROPERTY OVERVIEW

Terms of 3 to 10 years on a Modified Gross lease. The landlord pays building taxes and insurance. Tenant pays its own utilities, janitorial, and a proportionate share of common area charges.

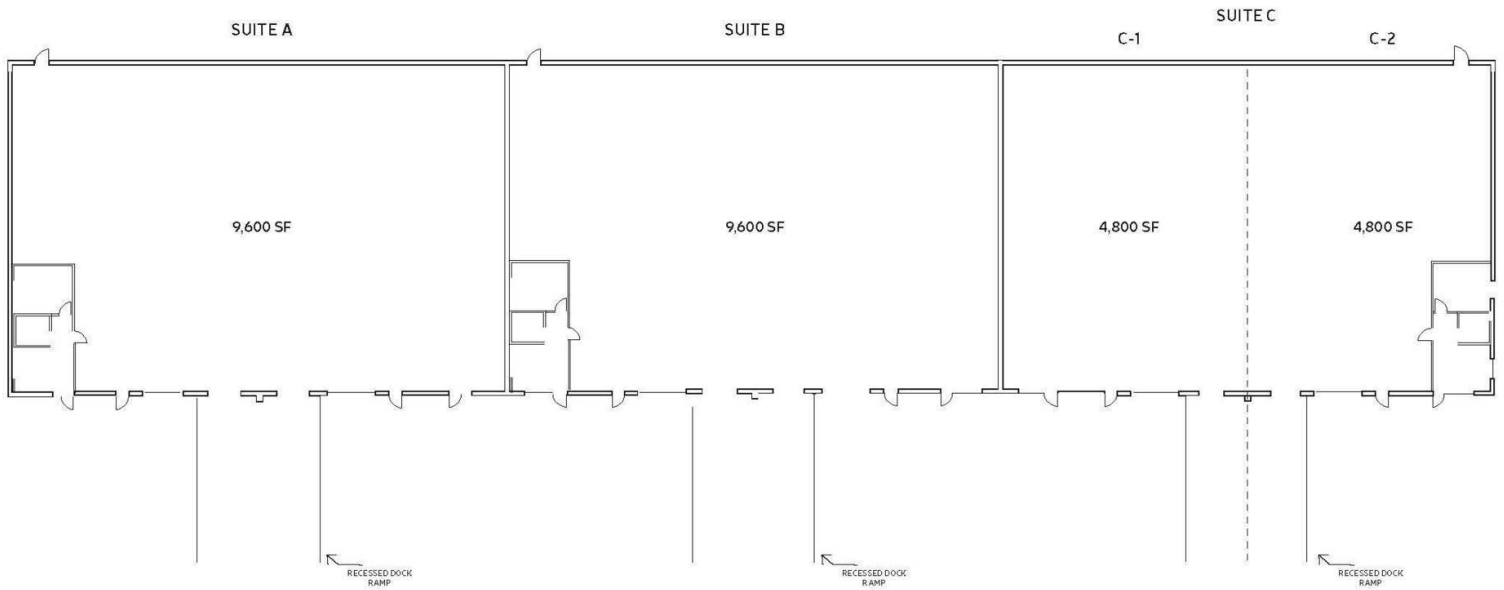
## LOCATION OVERVIEW

These warehouses are unique to the area and this prime location is in close proximity to Northwest Expressway and N. Rockwell. From here, Wiley Post airport is 1/2 mile to the south, and Kilpatrick Turnpike is 2 1/2 miles west. A wide variety of food services, home goods, grocery stores, and hardware are all within easy driving distance.

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FLOOR PLAN



**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	21,629
Population Density	21,629
Median Age	37.6
Median Age (Male)	34.3
Median Age (Female)	39.0
Total Households	10,059
# of Persons Per HH	2.2
Average HH Income	\$60,589
Average House Value	\$138,757

**TRAFFIC COUNTS (PER ACOG)**

Address	Direction	#
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