

FOR SALE



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population	34,533	79,837	163,275
Average Household Income	97,892	113,487	96,015

SALE PRICE: \$1,750,000
LEASE RATE: \$4.25 SF (for warehouse and attached office space)
IMPROVEMENTS: Warehouse - 34,000 SF ± with approximately 18' clear span;
 Attached Two Story Office - 4,800 SF ±;
 Metal Building - 2,400 SF ±
ZONING: "C" M-1 (Contingency Light Industrial District)
UTILITES: All Available

Lot 3A is located in the Resource Center development on U.S. Highway 280 East. This development includes Logan's Roadhouse, Bahama Breeze Restaurant and a 24 hour Kinko's copy center all strategically located at the entrance of the development.

SEE BACK OF PAGE FOR AERIAL PHOTO

Information deemed reliable, but subject to verification.



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AERIAL PHOTO



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