

INDUSTRIAL PROPERTY FOR LEASE  
APRIL 2024

# **WAREHOUSE SPACE W/OFFICE FOR LEASE**

**stirling**



#### OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

5.58 Acres

Year Built:

2005

Building Size:

40,080 SF

Zoning:

C-2

Traffic Count:

10,700

#### PROPERTY OVERVIEW

Excellent location for warehouse/storage or light distribution users. Located one block from hwy 29, 2 minutes from 9 mile rd and 10 minutes from I-10. Building built in 2005 to highest standards. 20' eave high, common dock high loading. Unit H has 2,160 SF of office space & Unit I has roughly 700 SF of office space. Multiple heavy commercial uses in the immediate area.

#### PROPERTY HIGHLIGHTS

- 24' Ceilings
- 10'x12' Roll up Doors
- Heated & sprinkled warehouse
- Security System
- RR in offices as well as Warehouse



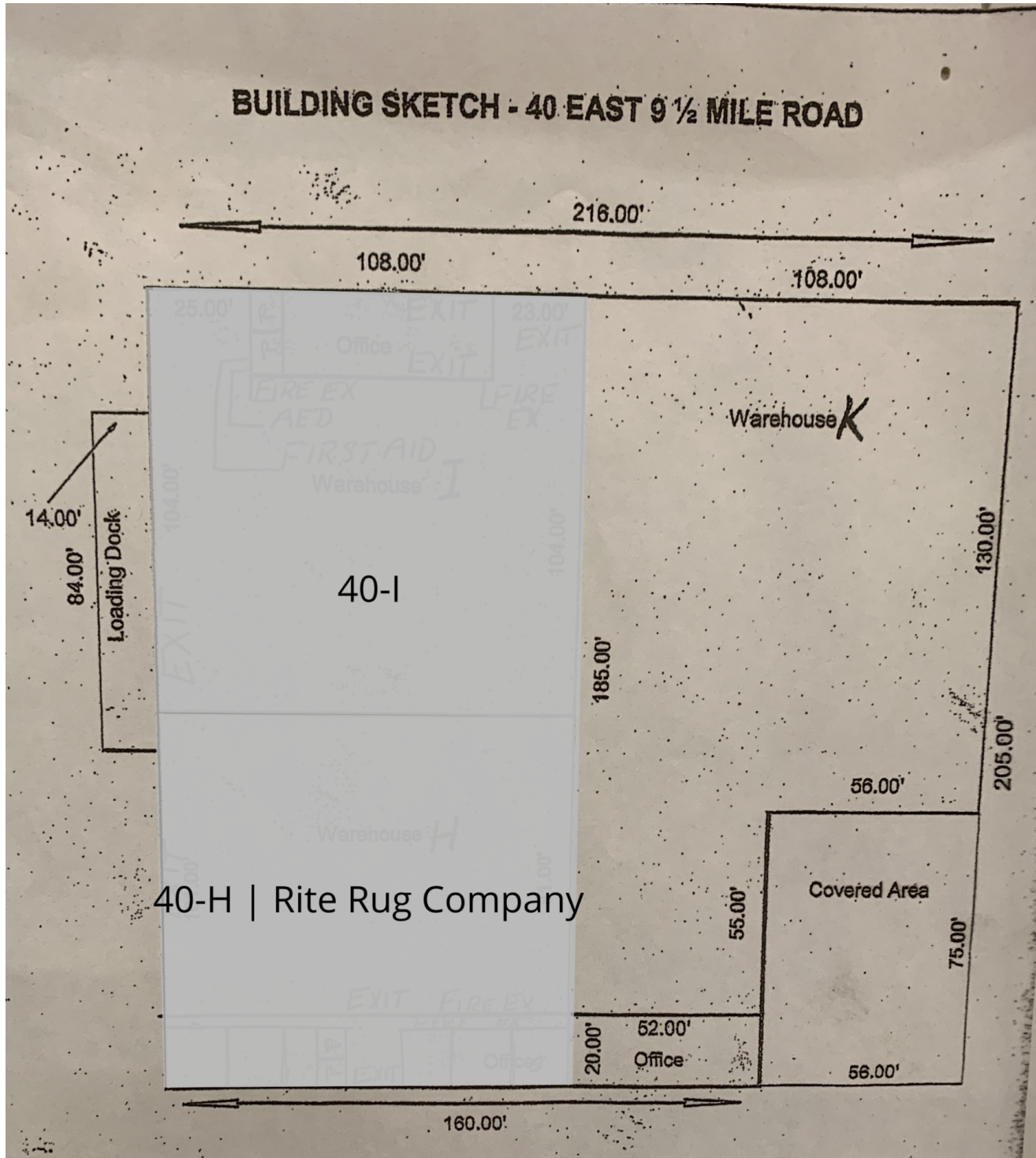
#### LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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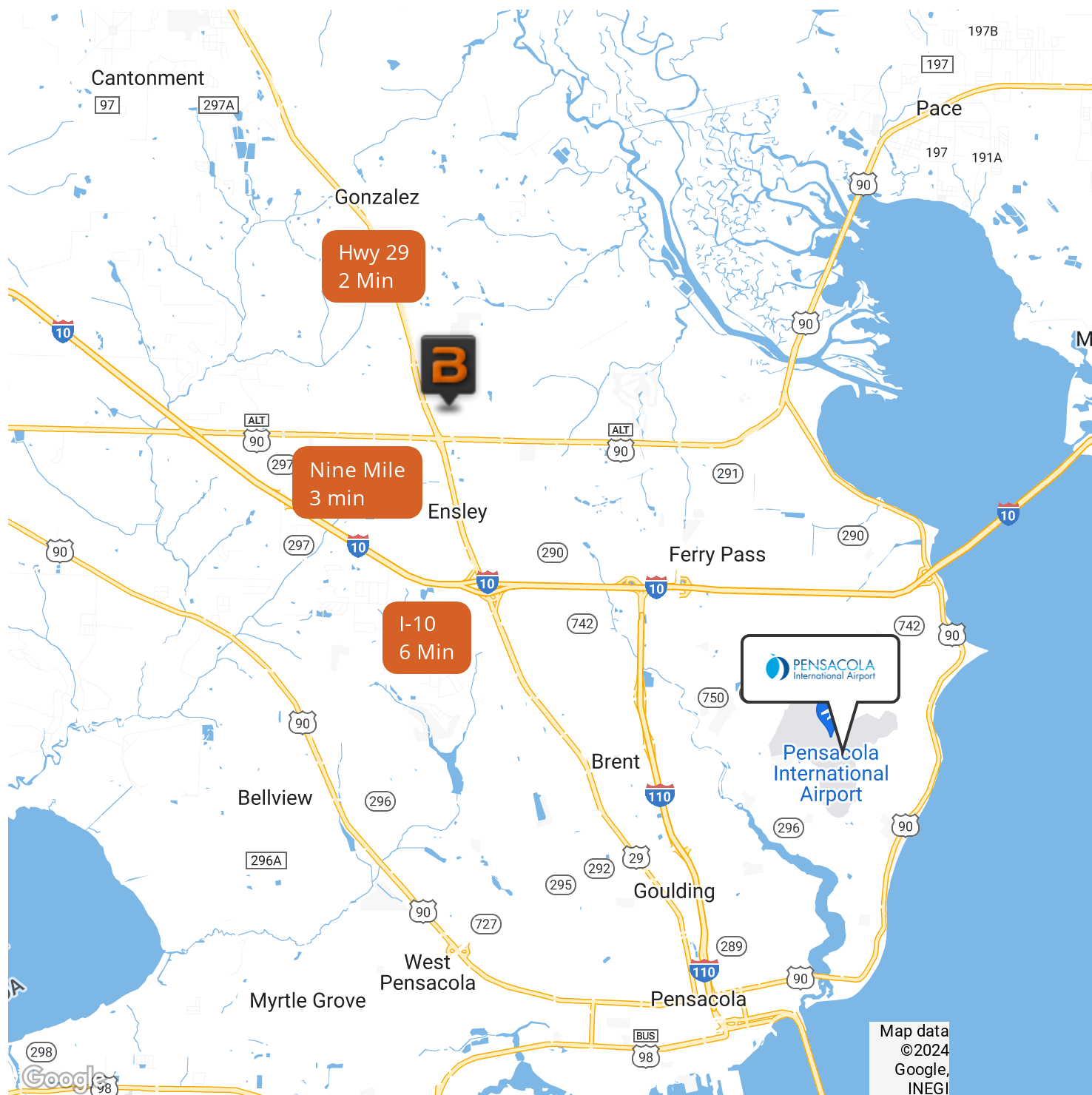


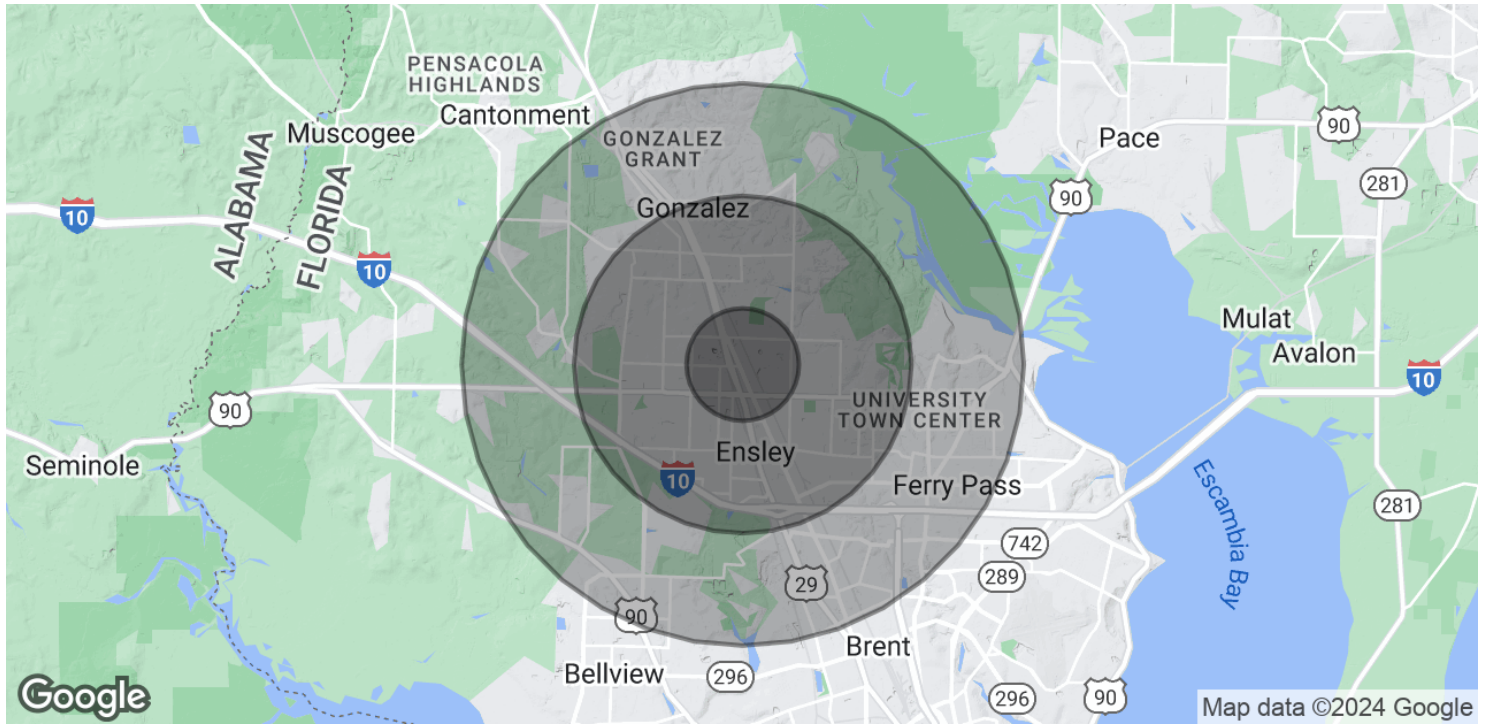












#### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Population	4,464	34,649	81,268
Average Age	39.3	40.4	39.4
Average Age (Male)	37.6	39.5	38.7
Average Age (Female)	42.8	42.5	41.1

#### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Households	1,865	14,009	32,907
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$59,396	\$60,996	\$60,779
Average House Value	\$197,077	\$175,874	\$178,347

\* Demographic data derived from 2020 ACS - US Census