

Warehouse w/ Office For Sale or Lease



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size Available For Sale:	12,000 SF
Lease Available SF:	6,000 - 12,000 SF
Lot Size:	1.06 Acres
Price / SF:	\$104.17
Year Built:	2008
Renovated:	2015
Zoning:	I-1
Market:	Northeast

PROPERTY OVERVIEW

12,000SF warehouse/ office. Current owner has outgrown space and relocating. Also available for lease.

PROPERTY HIGHLIGHTS

- Minimum 14' clear height.
- Roof is 2/3 yrs old.
- Can be divided into halves.
- 4 Bathrooms. 2 in warehouse and 2 in office
- About 2000 sf air conditioned office space
- 2 meters.
- 3 Phase/600 amp.
- No sprinkler system

Additional Photos



Available Spaces

LEASE TYPE | NNN LEASE SPACE | 6,000 - 12,000 SF
 LEASE TERM | Negotiable LEASE RATE | \$7.00 - \$9.00 SF/yr

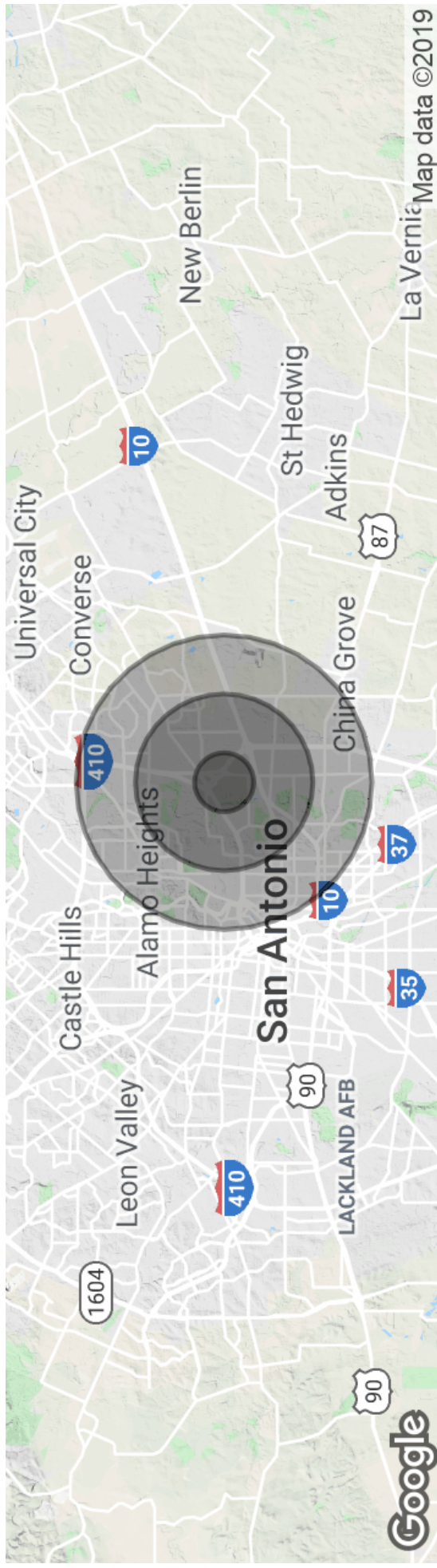
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4103 Factory Hill	Available	6,000 SF	NNN	\$7.00 - \$9.00 SF/yr	
4103 Factory Hill	Available	12,000 SF	NNN	\$7.00 - \$9.00 SF/yr	



Additional Photos



Demographics Map & Report



	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	4,974	58,656	196,064
Median age	30.2	31.7	33.9
Median age (Male)	28.7	30.7	32.6
Median age (Female)	32.2	32.9	35.4
HOUSEHOLDS & INCOME			
Total households	1,656	19,009	70,146
# of persons per HH	3.0	3.1	2.8
Average HH income	\$37,490	\$50,103	\$58,495
Average house value	\$84,069	\$73,278	\$107,943

* Demographic data derived from 2010 US Census