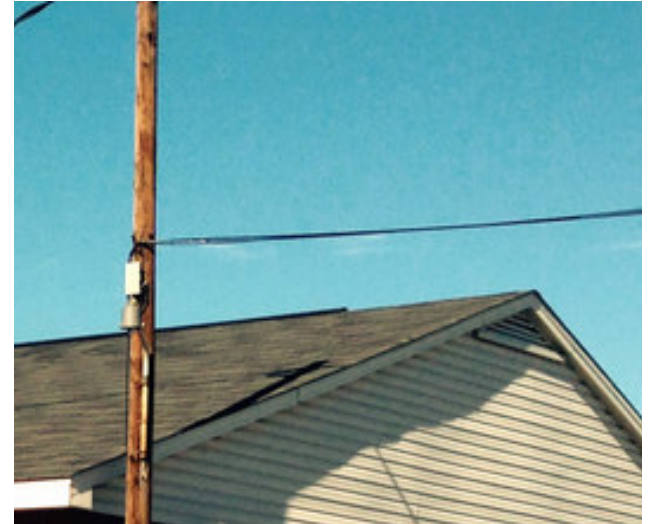
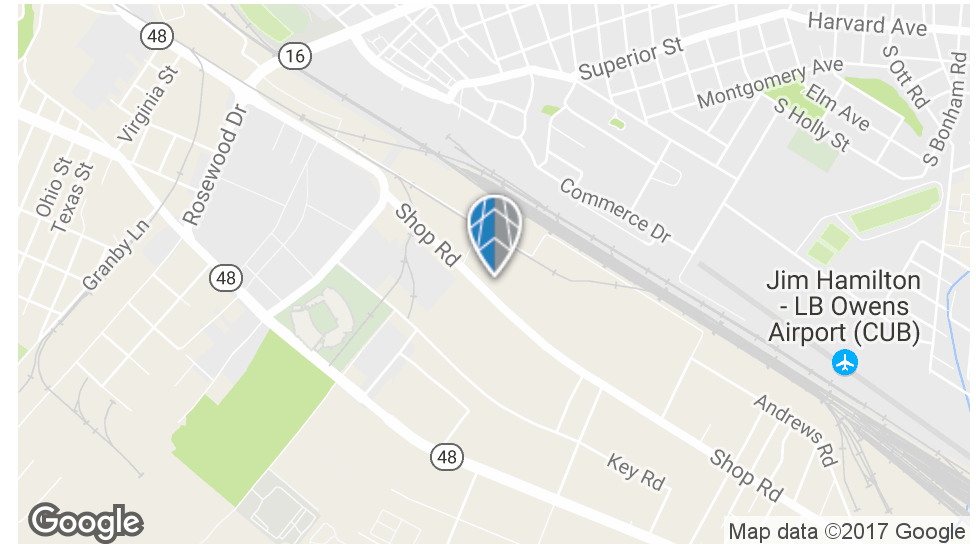


INDUSTRIAL
PROPERTY FOR LEASE



EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$6.50 SF/yr (Net Utilities & Janitorial)
Lot Size:	1.03 Acres
Building Size:	5,000 SF
Grade Level Doors:	1
Year Built:	1963
Zoning:	M-1
Sub Market:	Southeast Columbia

PROPERTY HIGHLIGHTS

- 5,000+ Square Feet Available, includes 2,000 SF of office space
- Attractive building w/brick facade
- Shared loading dock
- 1 Drive in door
- Ample Parking

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Population	4,544	138,333	347,226
Median Age	29.7	33.1	34.0
Median Age (Male)	30.4	31.1	32.2
Median Age (Female)	30.7	35.5	36.0
Total Households	2,051	58,175	138,657
# of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$53,620	\$60,076	\$54,939
Average House Value	\$140,372	\$227,598	\$168,274