



OFFERING SUMMARY

Available SF: 5,534 - 10,654 SF

Lease Rate: \$6.00 SF/yr (NNN)

Lot Size: 0 Acres

Building Size: 16,190

PROPERTY OVERVIEW

The Walgo Building provides 6,600-10,623 sf of flex space with convenient access to I-40/75 at Papermill Road. Tilt-up concrete flex distribution warehouse. Building is fully sprinkled and zoned C-6.

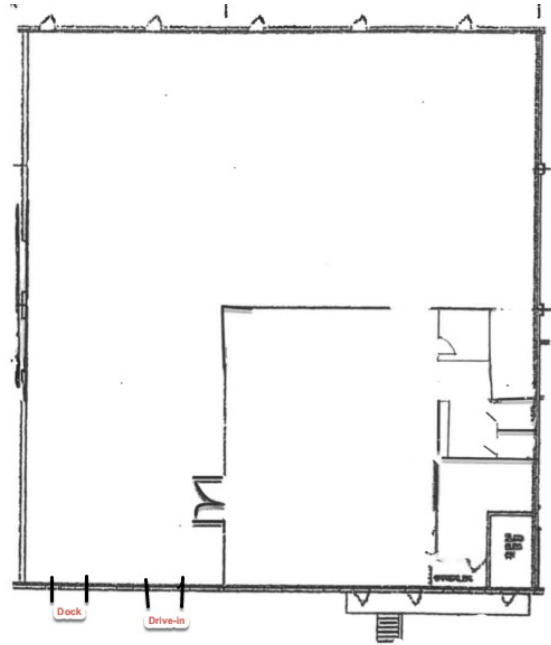
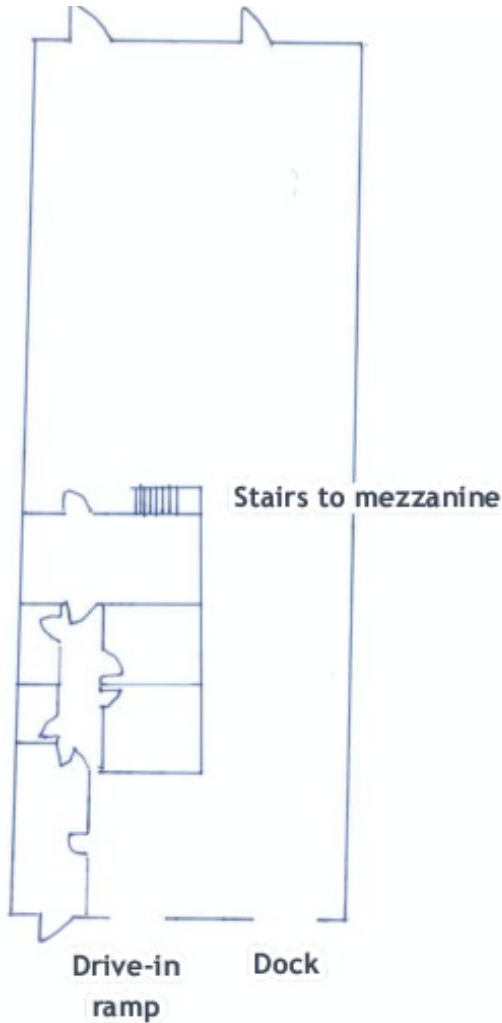
AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
102/103	\$6.00 SF/yr	10,654 SF
104	\$6.00 SF/yr	5,534 SF

Jim Holleman, CCIM

Principal
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3500 Workman Rd
Suite 104
5,536 SF



3500 Workman Rd, Suite 102/103
10,654 SF

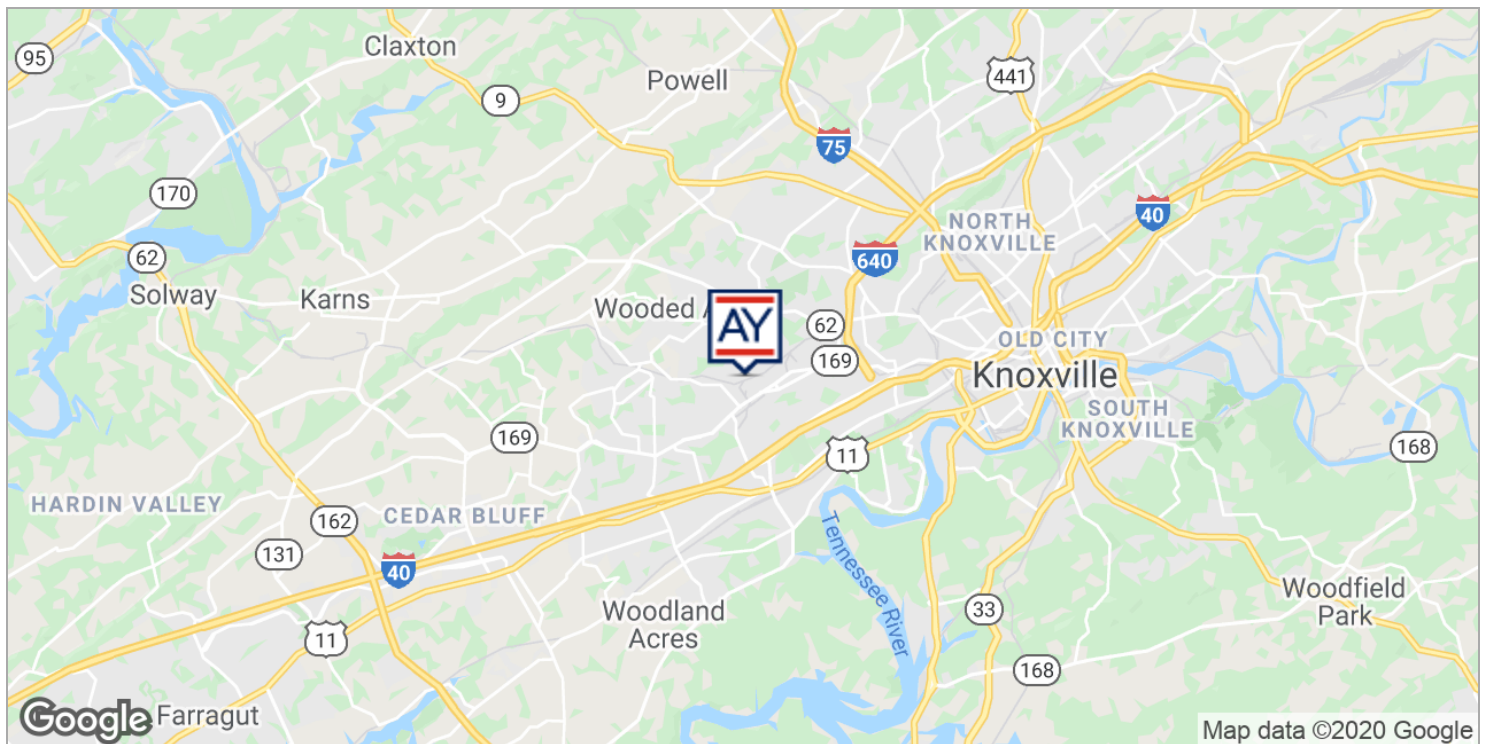
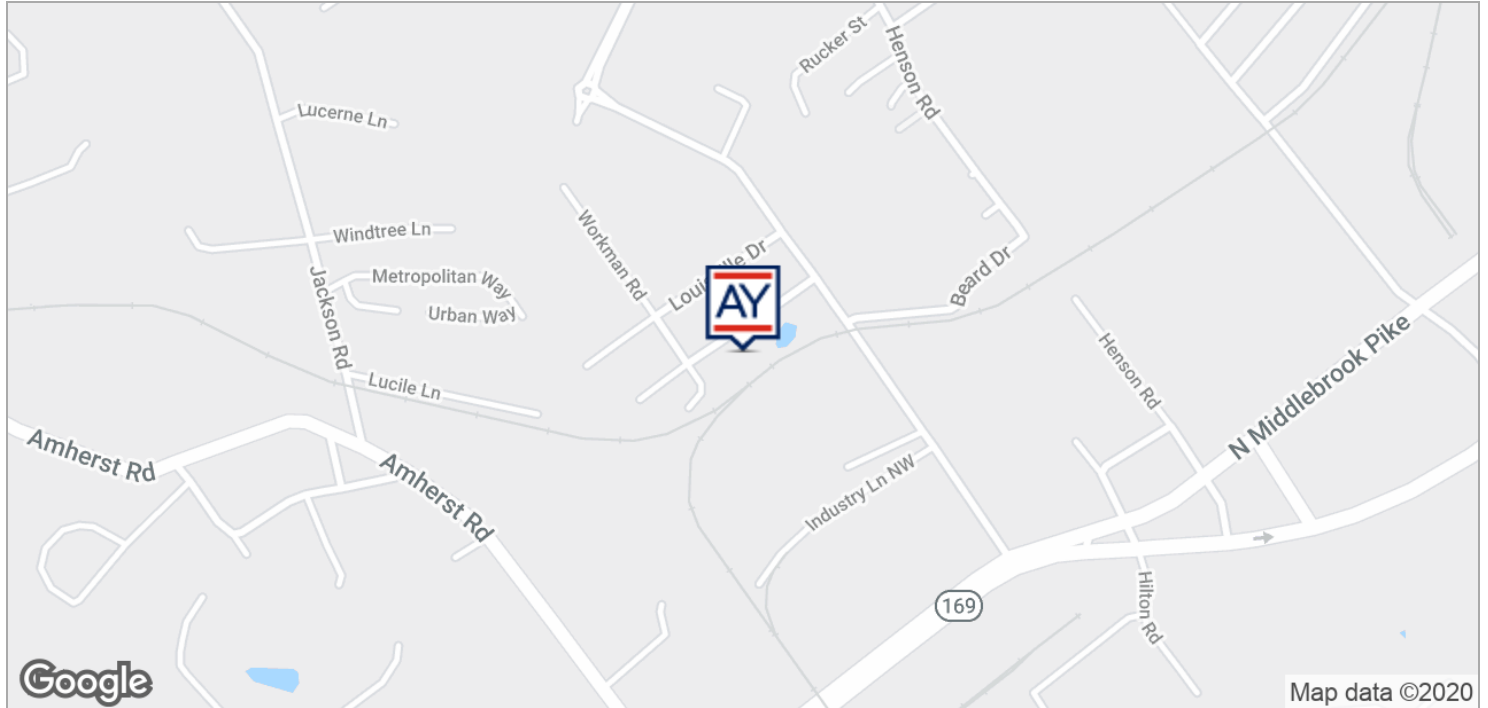


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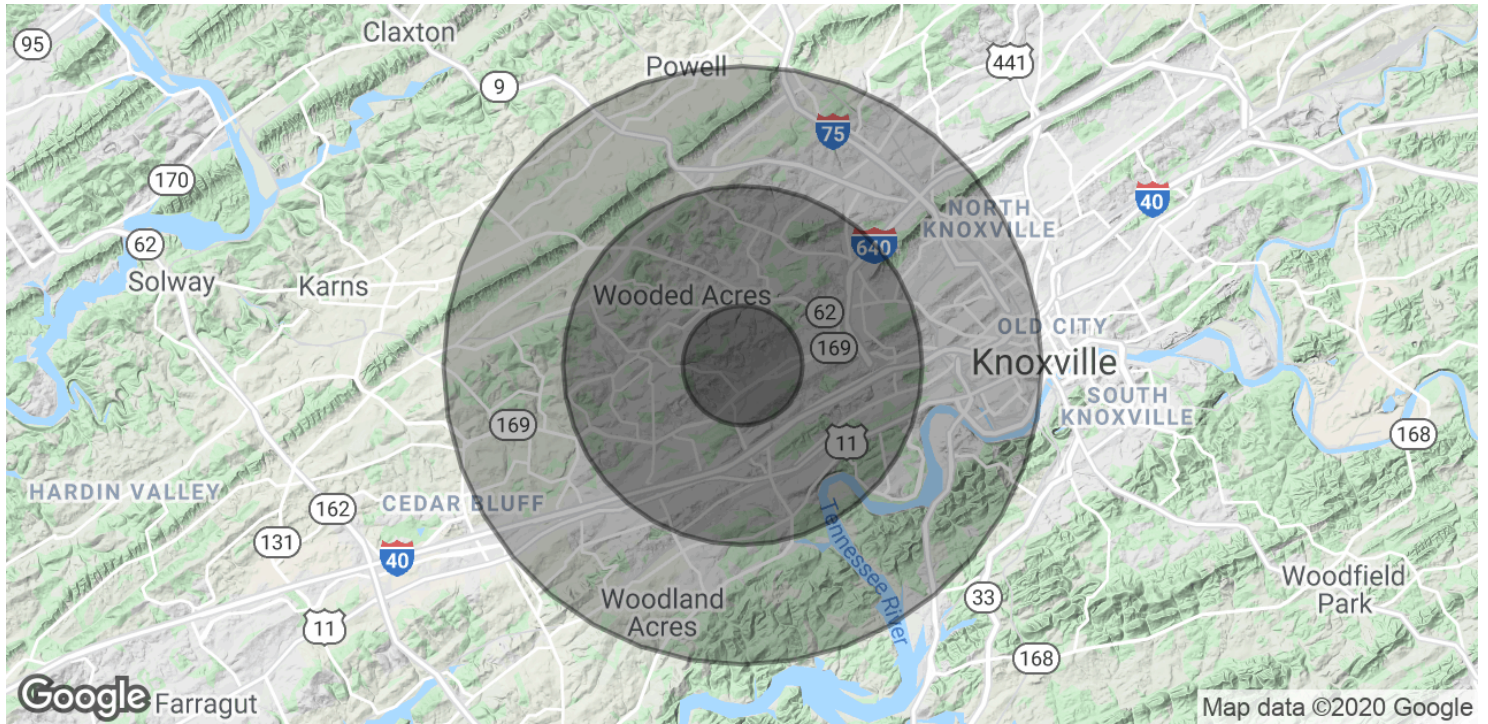


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,287	53,631	135,578
Average age	31.1	34.4	34.5
Average age (Male)	30.3	34.3	33.7
Average age (Female)	31.7	34.9	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,272	24,277	60,577
# of persons per HH	2.3	2.2	2.2
Average HH income	\$51,342	\$60,029	\$61,050
Average house value	\$143,615	\$186,407	\$169,038

* Demographic data derived from 2010 US Census

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