

PROPOSED | 100,000 SF INDUSTRIAL BUILDING 50,000 SF AVAILABLE | 4 DOCKS -1 GRADE LEVEL 8028 W. SUNNYSIDE, CA 93291



FOR LEASE • PLANNED CONSTRUCTION 2023

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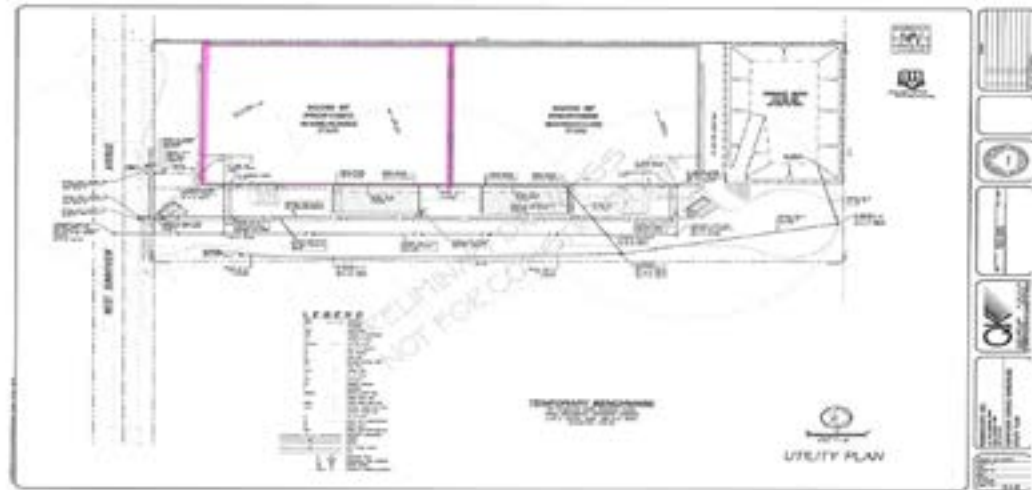
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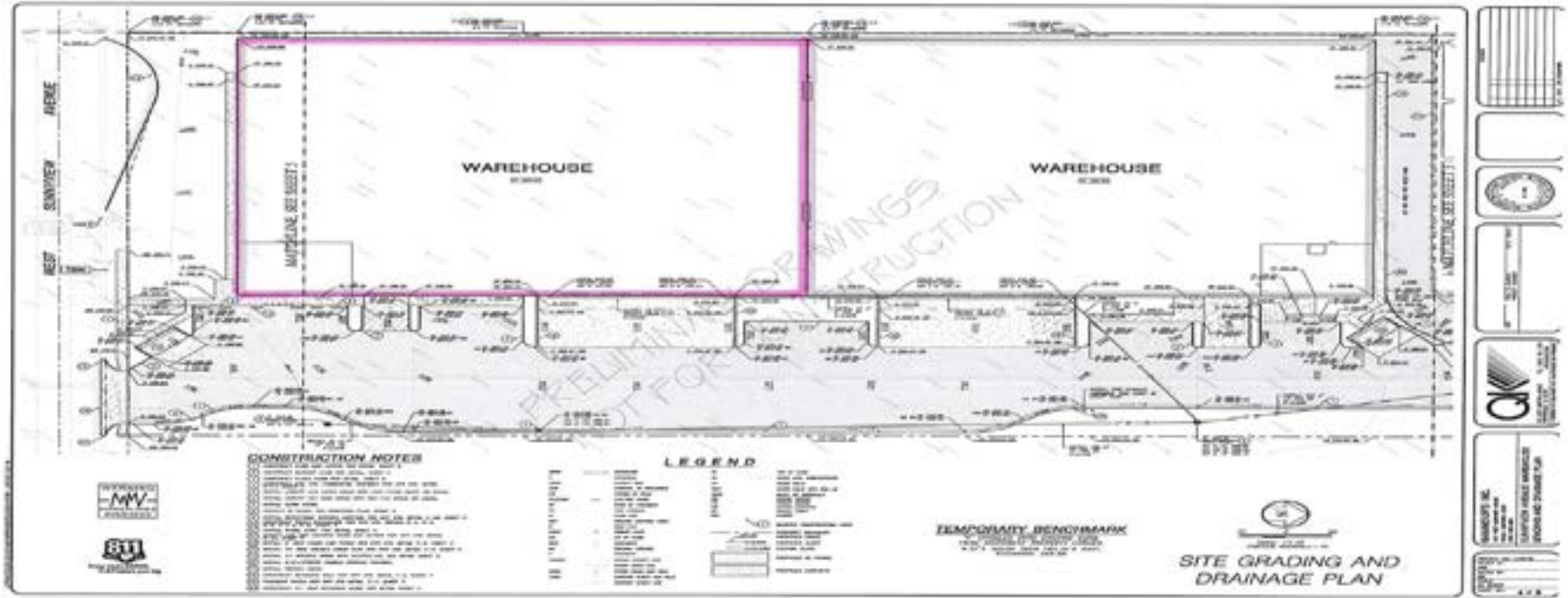
LISTING HIGHLIGHTS

Planned Construction 2023, 100,000sf Industrial Warehouse with 50,000sf available. Space planned with 4 docks with 1 grade level. Call for details.

LEASE RATE	\$.75 /SF NNN
AVAILABLE SF:	50,000 SF
LAND AC:	0.16 AC
TYPE:	INDUSTRIAL
SUB TYPE:	DISTRIBUTION CENTER



SITE PLAN



DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893

