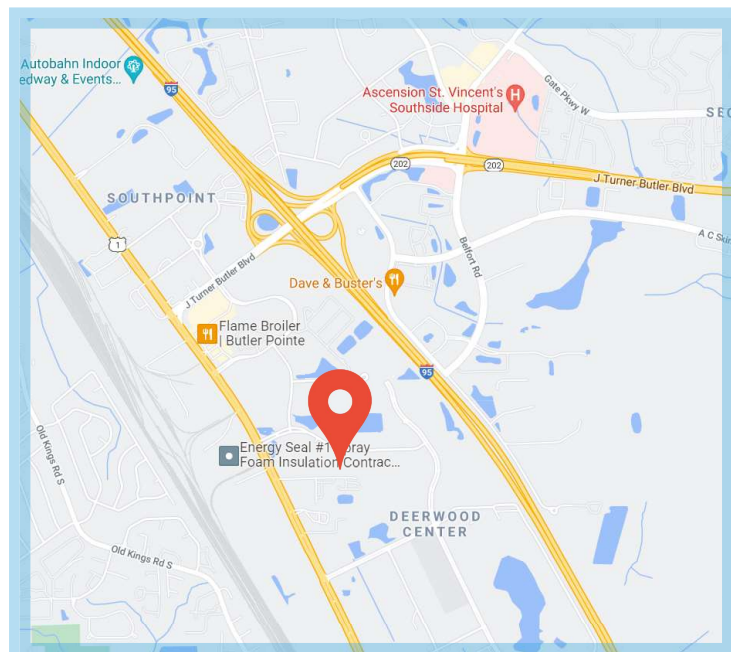
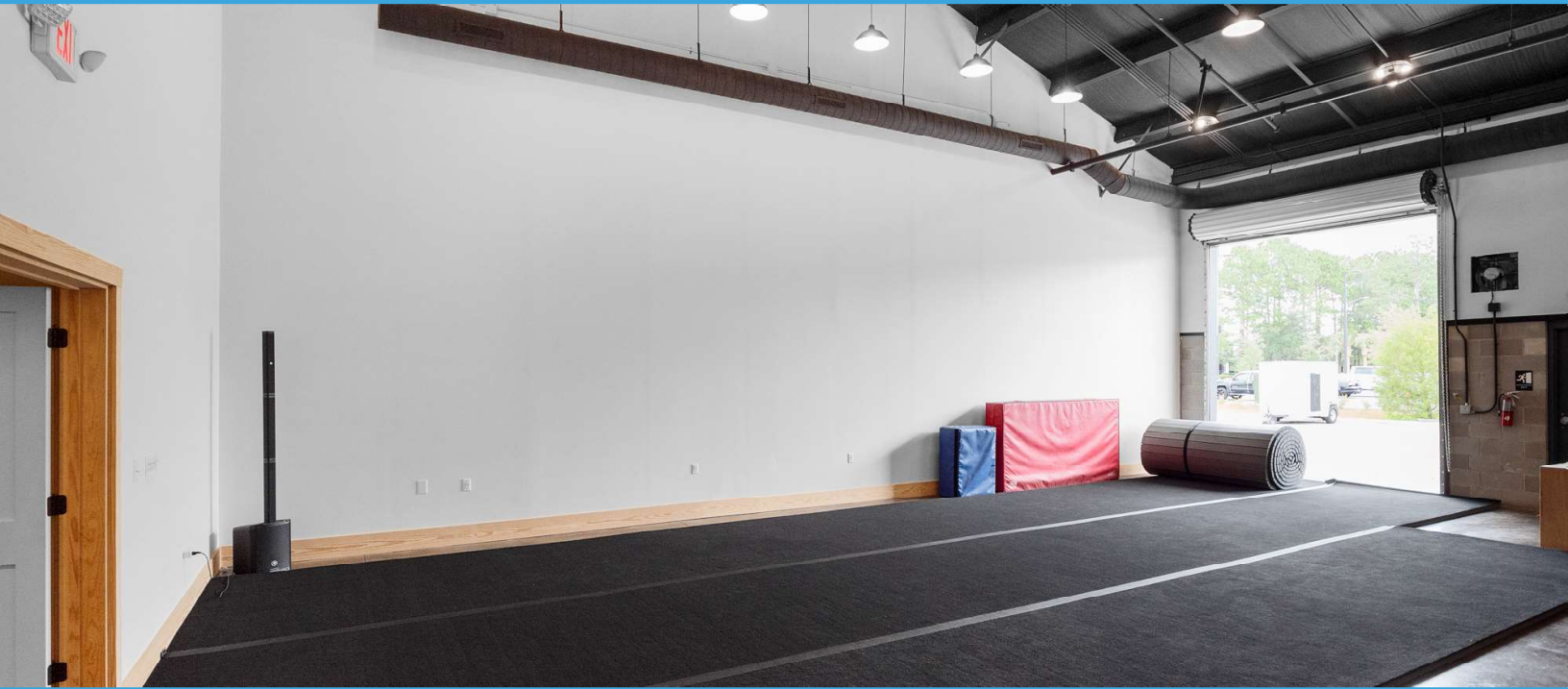




PROPERTY DESCRIPTION

- ▶ Call For Pricing
- ▶ One of a Kind, Nearly New, Fully Climate Controlled Warehouse/Flex Space
- ▶ 3,700 SF Spread Across Two Floors
- ▶ Turn Key Fitness/Yoga Facility with Two Studio Spaces and 4 Bathrooms
- ▶ Extremely High Level of Detail Including:
 - ▶ Triple Osmosis Water Filter in Main Line
 - ▶ Tongue-and-Groove Ceilings
 - ▶ Two Showers & More
- ▶ High-End Warehouse Complex with Truck Well and Good Neighbors

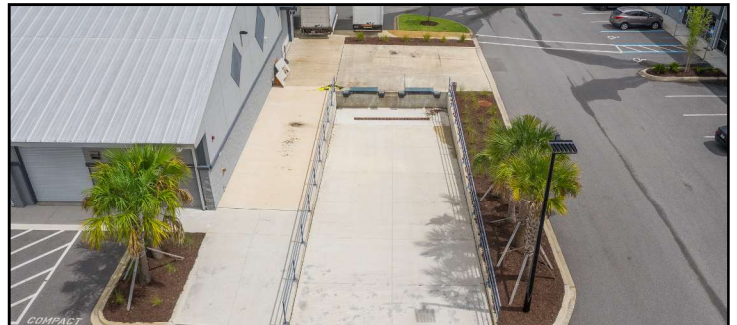




ABOUT

High-End warehouse/flex space available as a turn-key studio/yoga/fitness facility. Built in 2018 and located in the desirable Butler95 warehouse complex, the space has premium features including a 4 bathrooms, 2 showers, custom hardware and metal work throughout, a triple osmosis water filter system, and more. Extremely rare opportunity to own a property of this kind.

INTERIOR PHOTOS



Highlights

- **3700 SF Temp Controlled Flex Warehouse Space**
 - **With Upstairs and Downstairs, Highest Ceiling Point Downstairs 35 Foot, Base Wall 16 Foot**
- **3 x 3 Ton Air Conditioner Units**
- **2 x Bathrooms with Showers**
- **2 x Bathrooms without Showers**
- **Pinterest Style Deconstructed Industrial Design**
 - **Walls White**
 - **Wood Natural (Cedar and Pine Accents) Ceiling, Walls, Trim, Benches, Desks, Shelving**
 - **Concrete Floors, Showers, Walls Sealed and Stained**
 - **Custom Metal Work - All Metal in the Building is Black**
- **The Entire 2400 SF Downstairs Floor Acid Stained and Washed**
- **Upstairs Floor High End Luxury Vinyl Planks**
- **All Bathroom Hardware Custom Built and Powder Coated**
- **Triple Osmosis Water Filter put at the Main Line**
- **Washer & Dryer**
- **Fridge**
- **Office with Oversized Year Wall Calendar - 8x10 foot**
- **Office is Double Drywalled**
- **Fire Wall is Two Sheets of 5/8ths Fire Drywall**
- **All of the Build Out used Sound Management Insulation**
- **Floor Drains in all the Bathrooms, or anywhere we brought Water**
- **USB Chargers in Every Electrical Outlet**
- **& So Much More!**



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2021 Total Population:	6,036	72,604	176,799
Median Age:	40	38	38
HOUSEHOLDS			
2021 Total Households:	2,670	33,177	77,534
Average Household Income:	\$54,358	\$54,779	\$59,184