

STONEWALL INDUSTRIAL PARK

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Buligo

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255 TYSON DR

SUITE 4

- 18,000 SF Warehouse
 - Approximately 800 SF of Conditioned Office Space
 - 1 Bathroom
- Loading Docks: 2 With Levelers
- Drive In: 1 - 10x14
- Asking Rate: x/SF NNN

257 TYSON DR

SUITE 3

- Office
- 1,250 SF

SUITE 4

- Office
- 1,250 SF

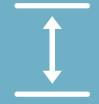
SITE PLAN



PARK SIZE:
134,122 SF



ZONING:
M1 (LIGHT INDUSTRIAL)



CLEAR HEIGHT:
20 - 26 FT



COLUMN SPACING:
50 FT x 30 FT



LOADING DOCK:



DRIVE IN:

TYSON DRIVE

18,000 SF
AVAILABLE

OFFICE

LEASED

LEASED

LEASED

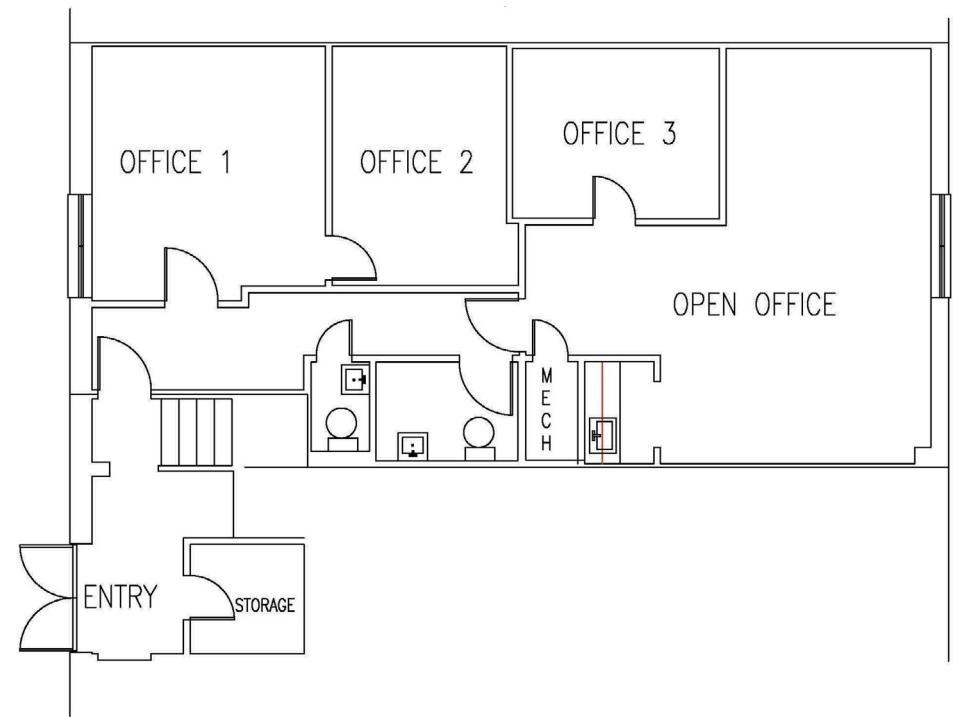
SUITE 4

LEASED

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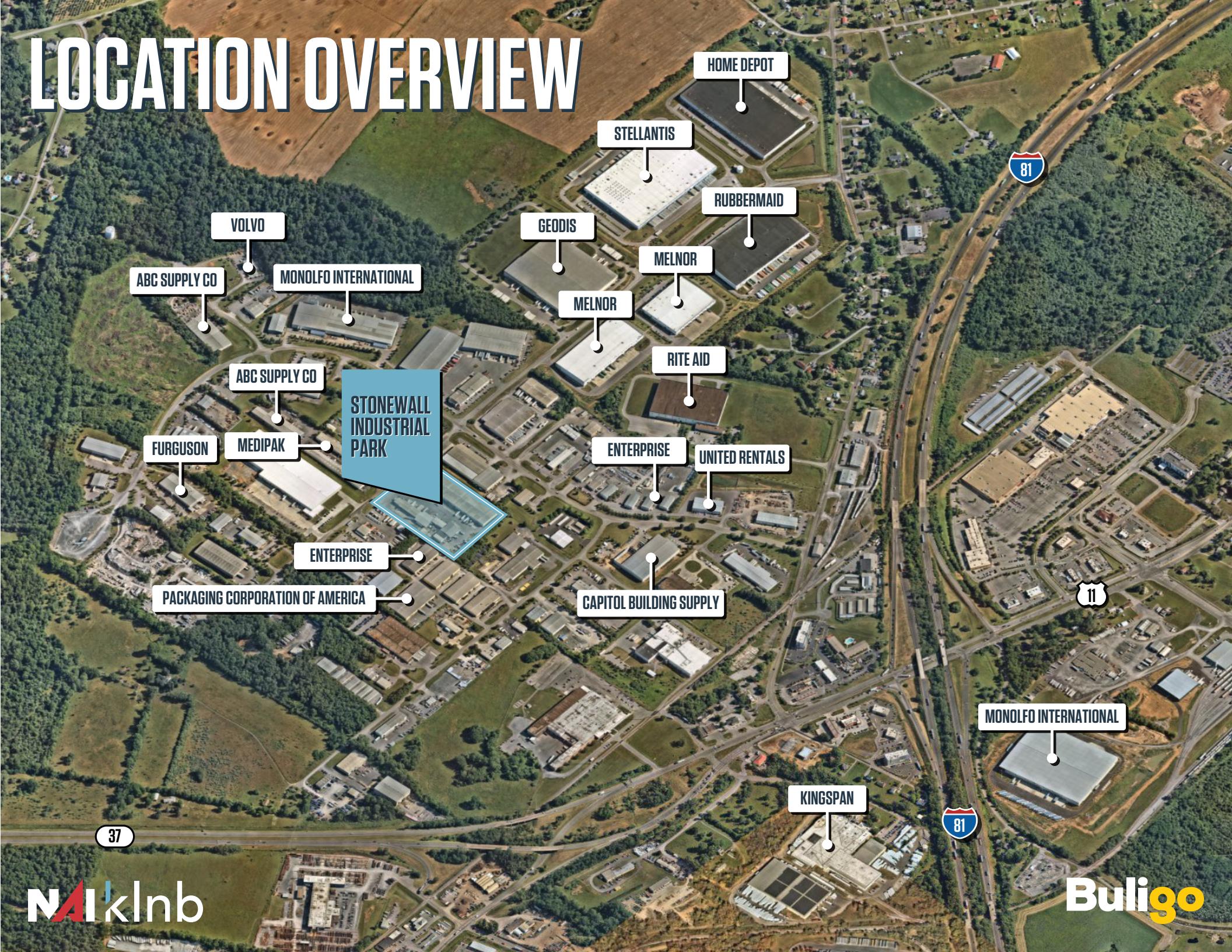
257 TYSON DRIVE



255 TYSON DRIVE SUITE 4



LOCATION OVERVIEW





LABOR FORCE OVERVIEW

BUSINESS SUMMARY (2025)

10 Minute Drive 20 Minute Drive 30 Minute Drive

Total Employees

5,600

51,310

88,269

Total Construction Businesses

36 (8.9%)

319 (7.3%)

560 (7.7%)

Total Construction Employees

334 (6%)

2,326 (4.5%)

3,641 (4.1%)

Total Manufacturing Businesses

36 (8.9%)

162 (3.7%)

244 (9.6%)

Total Manufacturing Employees

1,529 (27.3%)

6,071 (11.8%)

8,456 (9.6%)

Total Transportation and Warehousing Businesses

12 (3%)

78 (1.8%)

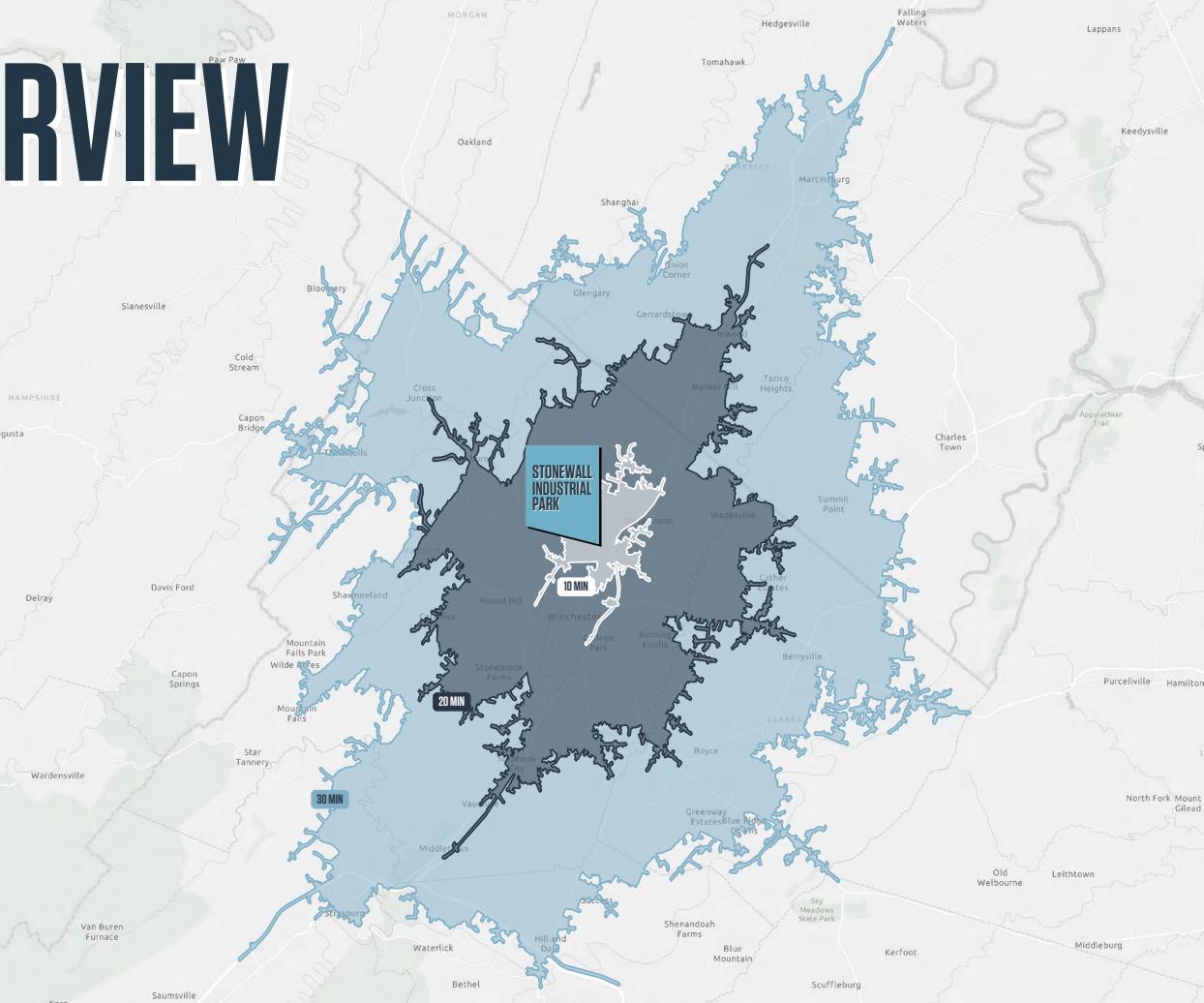
131 (2.1%)

Total Transportation and Warehousing Employees

165 (3%)

898 (3.8%)

1,841 (2.1%)



CIVILIAN LABOR FORCE PROFILE WITHIN A TEN MINUTE DRIVE (2025)

POPULATION (EMPLOYED) BY AGE GROUP

16-24

559 (344)

25-54

1,876 (1,404)

55-64

592 (488)

64+

899 (210)

LABOR FORCE BY INDUSTRY

Construction

266 (11.1%)

Manufacturing

210 (8.7%)

Wholesale Trade

339 (1.6%)

Transportation/ Warehousing

151 (6.3%)

BLUE COLLAR EMPLOYEES

672 (27.9%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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