



Property Highlights

- Size: 30,461 SF
- Ceiling Height: 14' - 29' clear
- Power: 240 V / 480 V / 3 phase
- Zoning: CG
- Inexpensive NNN's: \$0.07 PSF

Comments

- Desired downtown location with easy access to all major freeways
- Oversized overhead doors throughout allowing large trucks to pull into building
- Lengthy high ceiling bays
- See reverse side for rates!



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NORTH: 16,791 SF
Office: 880 SF
Rate: \$0.27 PSF, NNN

- GL and DH loading
- 14' x 16' GL door
- 20' clear
- Natural light via high bay windows
- Remodeled restrooms and office space

WEST: 13,760 SF
Office: 1,000 SF
Rate: \$0.30 PSF, NNN

- Fenced yard (approx. 175' x 65')
- 29' clear bay
- (3) 14' x 14' GL doors
- Partially fire sprinkled
- Mezzanine storage above office
- Heavy power

SOUTH: 30,461 SF
Office: 1,000 SF
Rate: \$0.23 PSF, NNN

- 14' x 12' GL door
- 12' x 12' GL door

