

# INDUSTRIAL YARD FOR LEASE

**Lease Rate:** \$3,500 / month

**Yard Area:** Approximately 9,000 SF

## Property Overview

This secured industrial yard offers a versatile outdoor storage and operations area suitable for contractors, service providers, fleet operators, construction companies, and material storage users. The site is fully fenced, gated, and situated within a larger industrial property. This listing is a **sublease**; the adjacent **large warehouse is not included**.

## Key Features

- **Approx. 9,000 SF of usable yard space**
- **Fully fenced and gated** for controlled access and security
- **100 sq ft Outbuilding** – has power, water, bathroom, air-conditioning and heat
- **Ample parking** for trucks, trailers, equipment, and material storage
- **Convenient maneuvering space** for loading and staging
- **Ideal for fleet, contractor yard, material laydown, or equipment storage**
- **Sublease arrangement**—yard is part of a larger tenant-controlled site

## Site Notes

- The red outline in the aerial image represents the approximate boundary of the available yard area.
- Clean rectangular configuration supports efficient circulation and storage layout.