

INDUSTRIAL YARD FOR LEASE

Lease Rate: \$5,000 / month + NNN (pro rata share)

Yard Area: Approximately 10,000 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. 10,000 SF of usable yard space**
- **Fully fenced and gated** for controlled access and security
- **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.

