

// PROPERTY FEATURES



162,000 SF BUILDING



32' CLEAR HEIGHT



31 DOCKS & 1 DRIVE-IN



141 TRAILER PARKING SPACES



STRONG SOUTHWEST LOCATION



FULLY AIR CONDITIONED



EXCELLENT HWY 169 AND 101 ACCESS

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BUILDING SIZE

7,560 SF OFFICE 154,440 SF WAREHOUSE 162,000 SF TOTAL*

CLEAR HEIGHT 32'

YEAR BUILT 1998

ZONING

I-2 HEAVY INDUSTRIAL

LOADING DOCKS
31 DOCKS
1 DRIVE-IN

TRAILER PARKING 141 SPACES

ELECTRICAL 2000 AMPS, 480/3 PHASE **SPRINKLERS**

ESFR

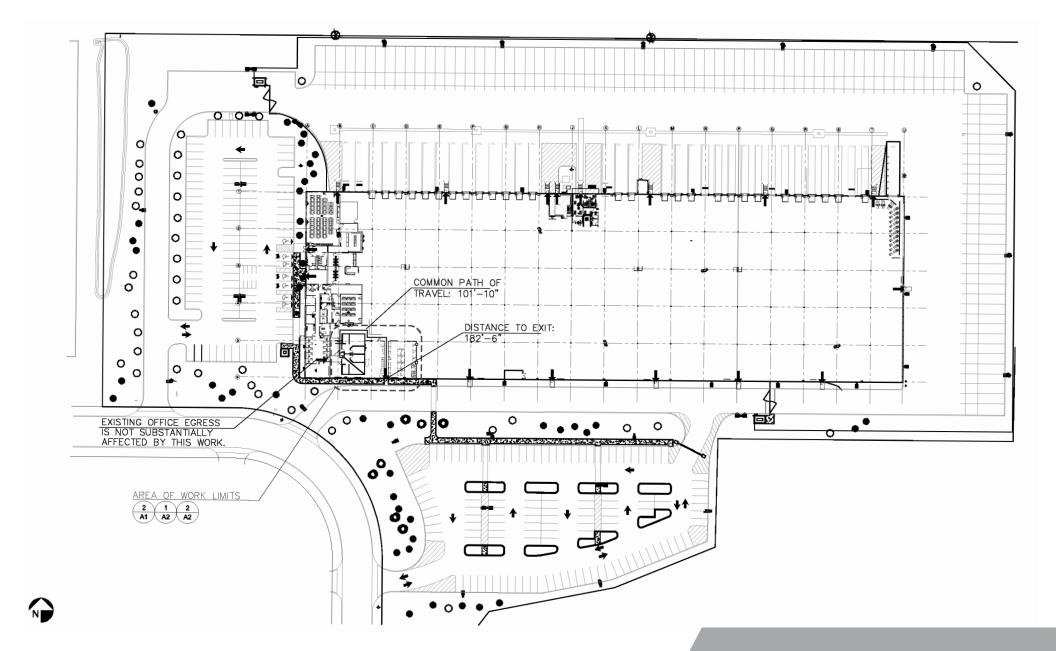
LEASE RATESNEGOTIABLE

2022 ESTIMATED TAX & CAM \$1.02 PSF CAM \$2.42 RE TAX \$3.44 TOTAL

// FLOOR PLAN

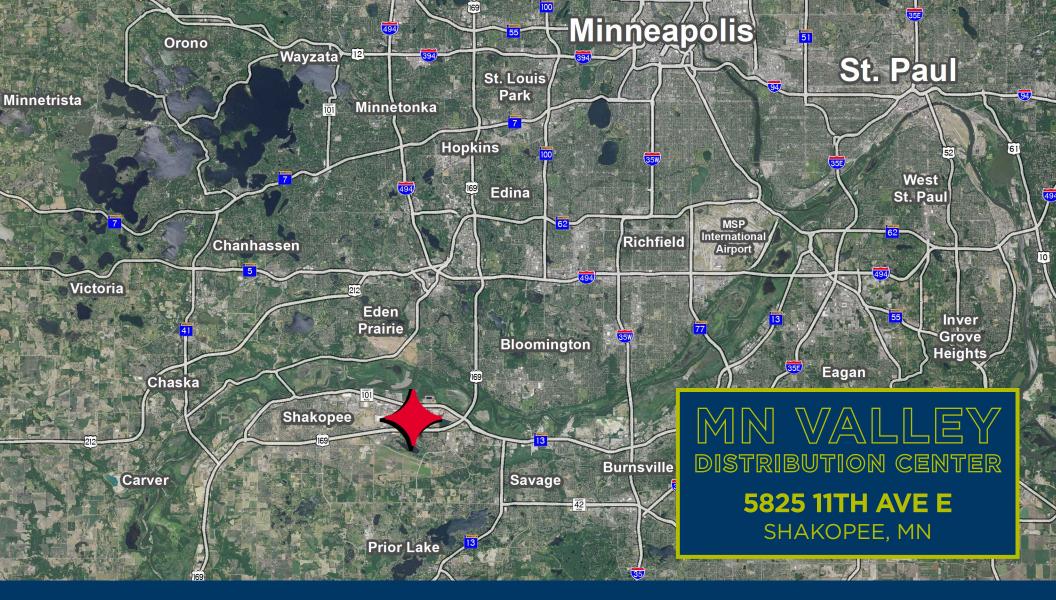


// SITE PLAN



// AERIAL





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