



FOR LEASE | LIGHT INDUSTRIAL WAREHOUSE SPACE | SUITE B & E

**455 RESERVATION RD. | MARINA, CA 93933**

James Kendall | DRE #02010395

**MAHONEY  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE

**455 RESERVATION RD. | MARINA, CA 93933**

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## EXECUTIVE SUMMARY

Mahoney & Associates is pleased to present for lease a light industrial suite within 455 Reservation Rd. in Marina, CA. Suite B and Suite E are approximately 1,440 SF in size and ideal for a wide range of light industrial uses from auto repair to metal fabrication, construction contractors etc. It has a small office area at the front of the building, with the majority of the space being warehouse space with 15' clear height to the sprinkler heads, 12' grade-level roll-up door, and a man door at the rear. Suite B & E are separately metered for utilities and contains a small mezzanine above the office area.

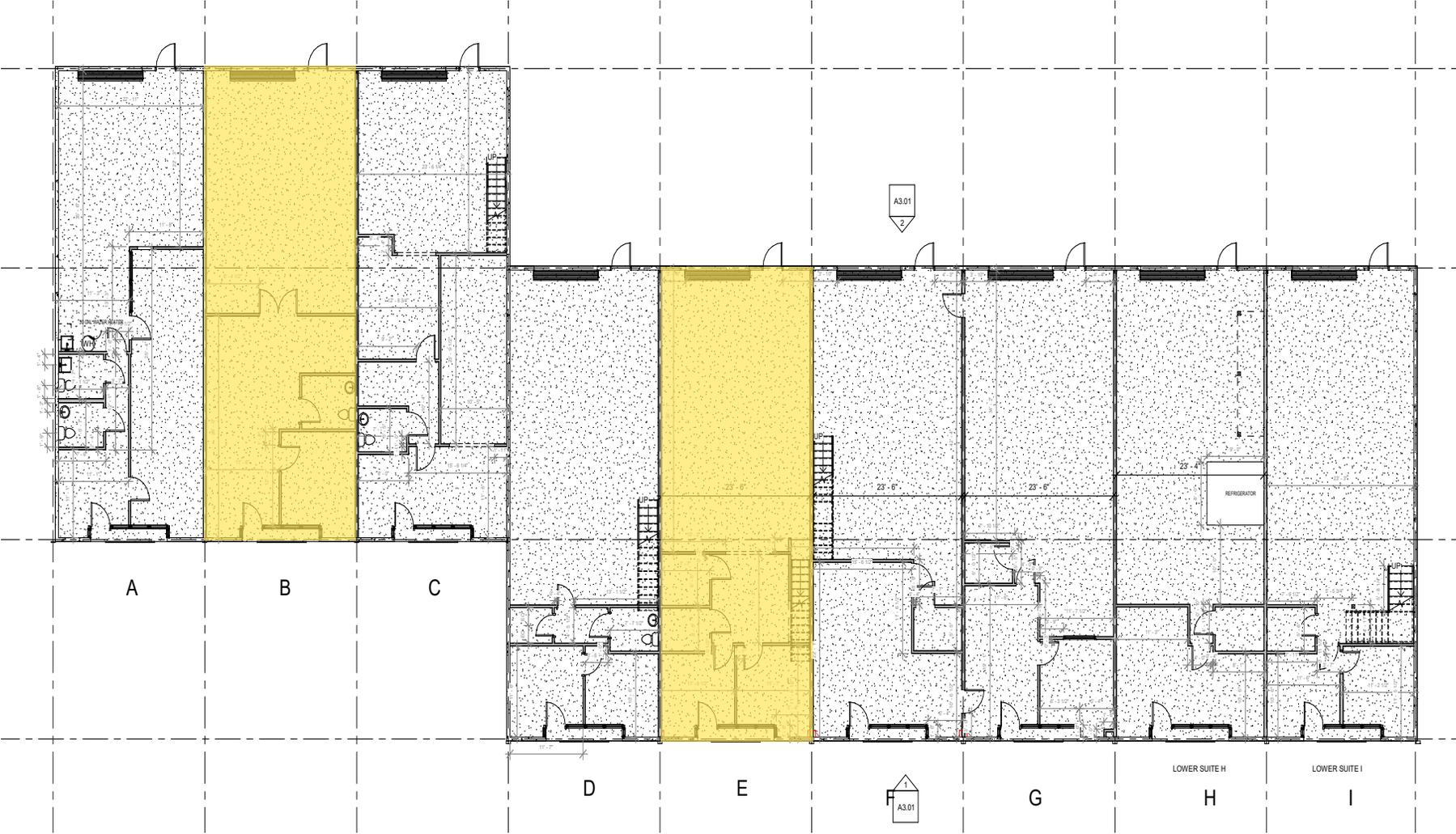
## PROPERTY DETAILS

Address	455 Reservation Rd., Marina, CA
Asking Rate	\$1.70 PSF + NNN (est. @ \$0.54)
Suite Size	Suite B: 1,440 SF Suite E: 1,440 SF
Zoning	C-2, General Commercial District
Roll Up Door	At Grade Height
Sprinkled	Yes
Power	100 Amps
Off Street Parking	Yes
In Suite Restroom	Yes

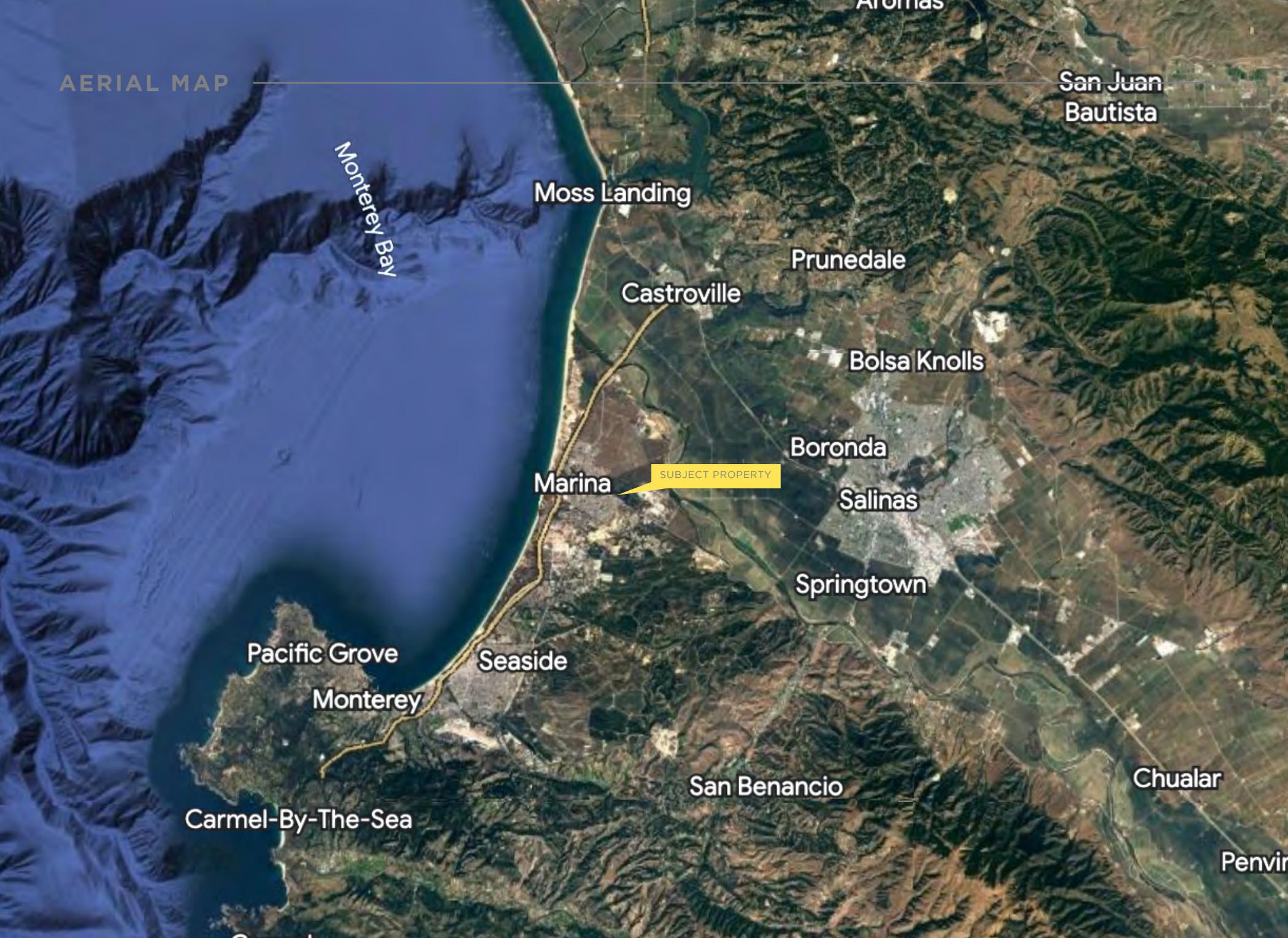




FLOOR PLAN



AERIAL MAP



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