

FOR LEASE

2756

**TENANT
INCENTIVE**

Year 1 Leasing
Special
\$1.15/SF
NNN*

*Tenant Incentive is contingent upon credit/financial minimum threshold, minimum lease term (5 years), and Lease signed by 12/31/2024. Tenant Incentive available on pro-rata share if Tenant leases less than entire space.

MAIN STREET

INDUSTRIAL BUILDING WITH OUTDOOR STORAGE AVAILABLE

Outdoor
Storage

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Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

SITE PLAN & PROPERTY FEATURES



PROPERTY SIZE

±14,200 SF Industrial Building
±6,000 SF Potential Fenced Yard / Secured Parking



LOADING

11 Grade Level Doors and Two Dock Wells
10' Clear Height



ACCESS

Drive Thru Access & Drive Around Access



ZONING

ILP - Limited Industrial Precise Plan. Some Permitted Uses:

- Light Manufacturing & Distribution
- Wholesale Storage & Warehousing
- Building Material Sales, Services, Storage & Equipment Rental



UPDATES

New Roof & New HVAC in Office (2018)



SAFETY

Fire Sprinklers



FREEWAY ACCESS

Close Proximity to I-5 and I-805



ASKING RATE

Withheld

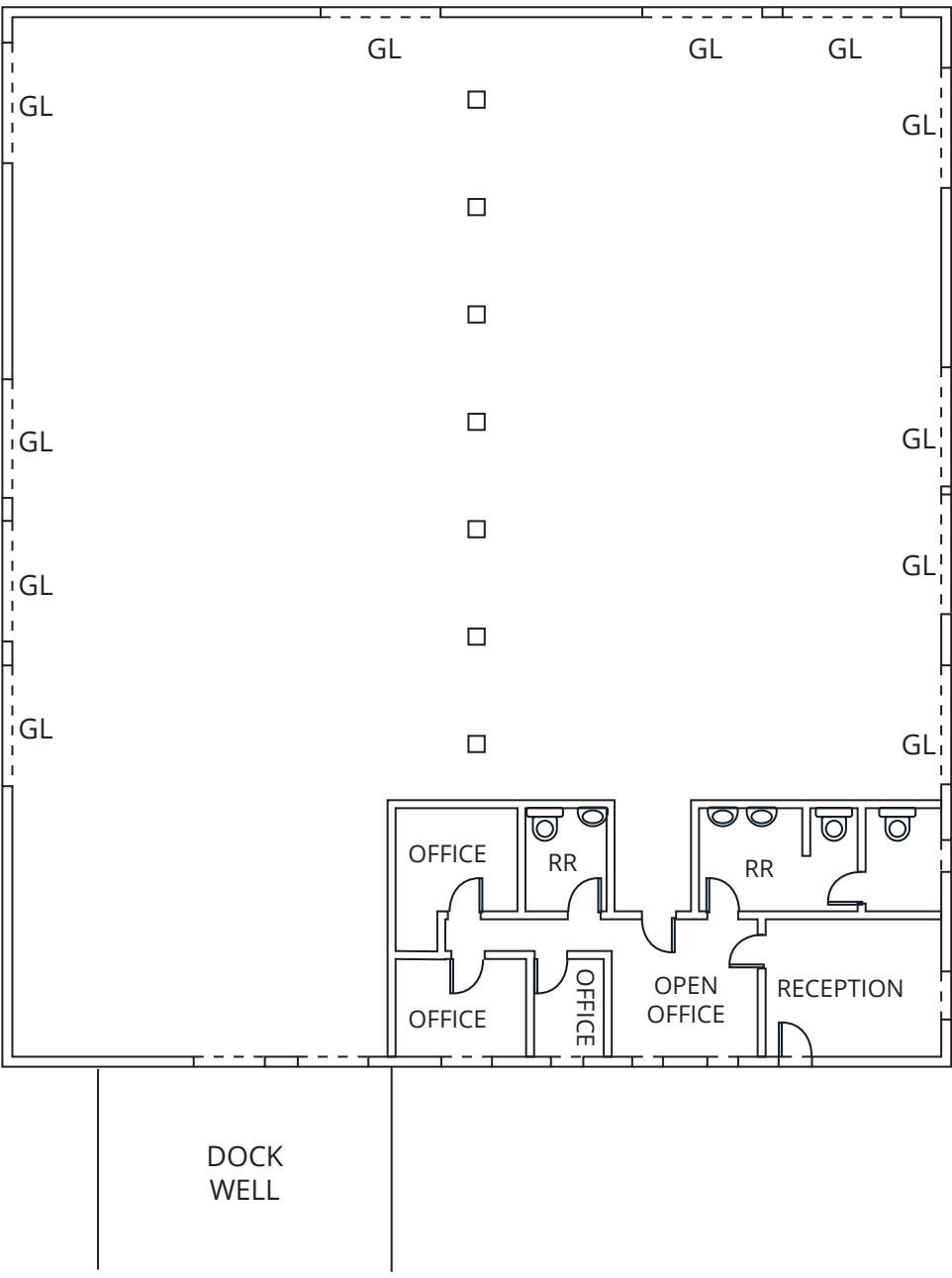


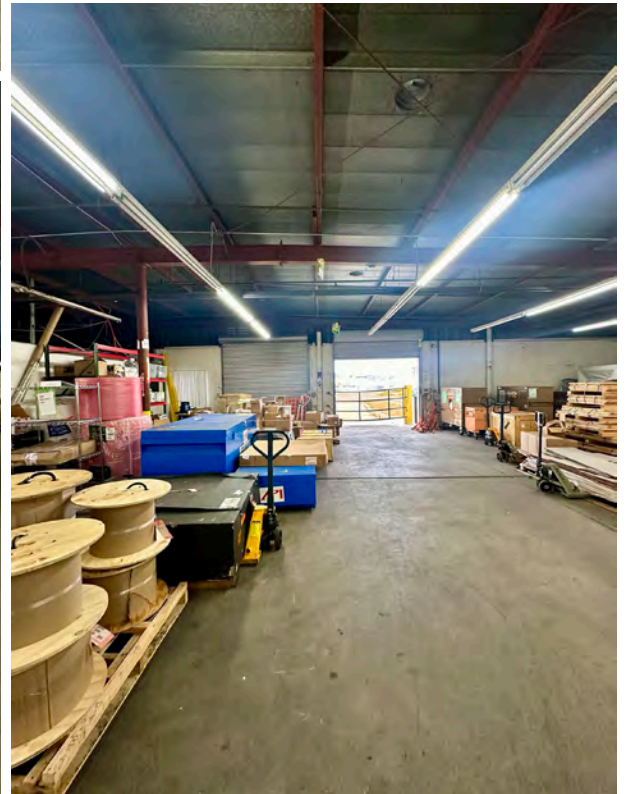
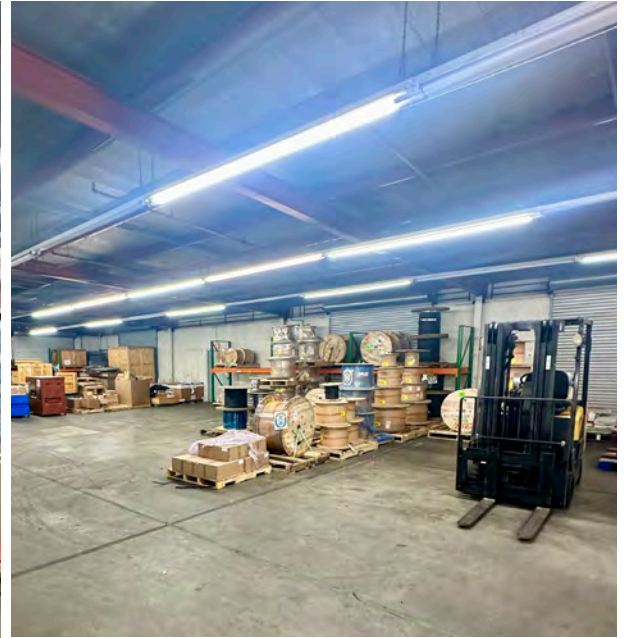
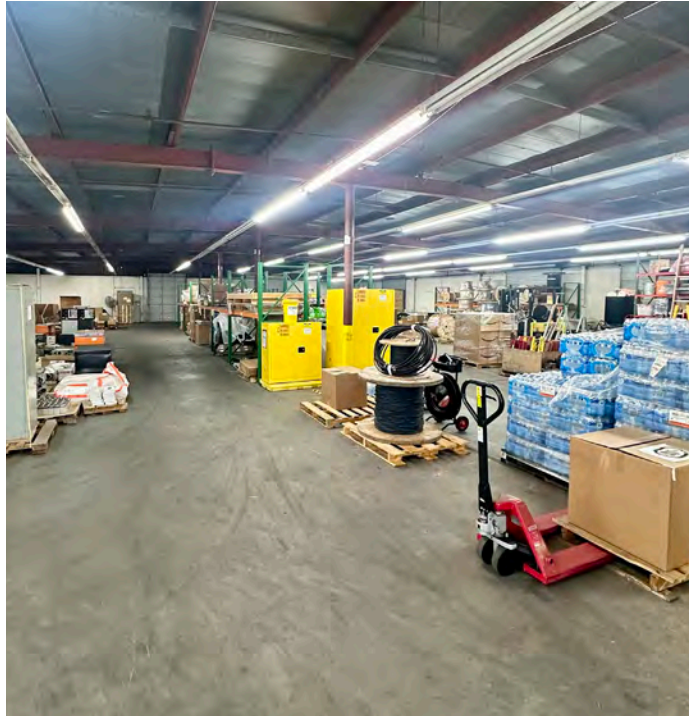
FLOOR PLAN

± 14,200 SF

Specifications

- Reception Area
- 3 Private Offices
- Open Office Area
- 2 Restrooms
- 11 Grade Level Doors
- 2 Dock Wells





SURROUNDING RETAIL



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