



# FOR LEASE OR SALE

## ±5,582 SF R&D CONDO SPACE

APN: 244-16-055

Zoning: Industrial Park (IP)

General Plan 2040: Transit Employment Center

Built in 2005

Concrete Tilt-Up construction

±50% Drop ceiling office & lab

±50% Open ceiling manufacturing/warehouse

Fully insulated & sprinklered with 100% HVAC

400 Amps, 3 phase, 4 wire panel

One (1) grade level door

12' - 14' Warehouse clear height

Security system in-place

Ample parking

Asking lease rate: \$1.95 NNN

Asking sale price: \$2,585,000

Call to Tour

*For more leasing information contact*

### DERIK BENSON

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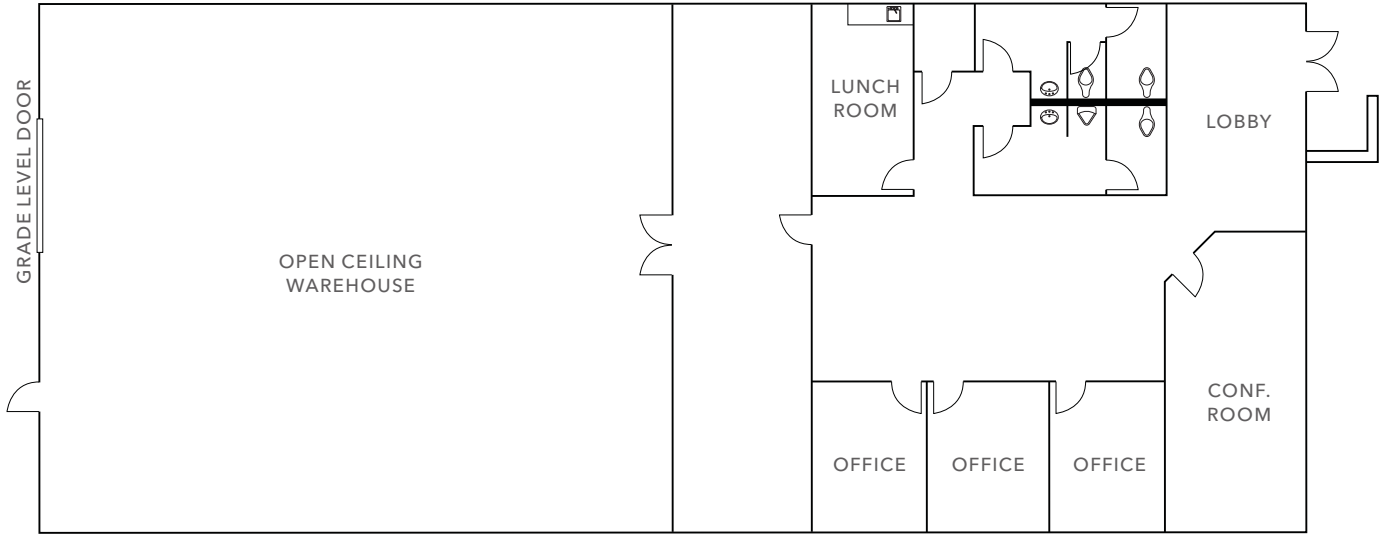
### DANNY YU

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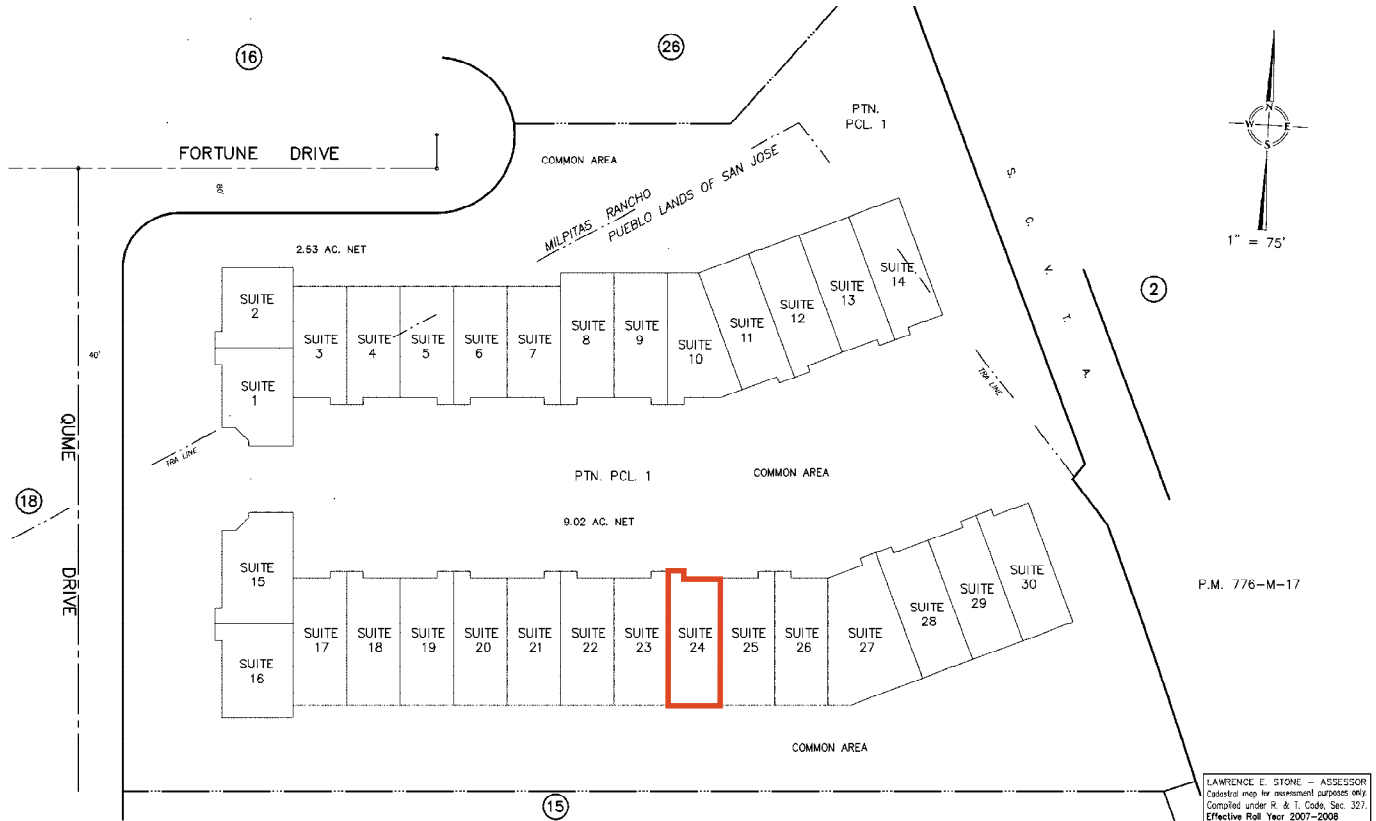
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# FLOOR PLAN



# SITE PLAN



FLOOR PLANS NOT TO SCALE

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NEW PHOTOS



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- Nike
- Olive Garden
- PAVE'S RESTAURANT
- CINEMARK
- THE HOME DEPOT
- Marshalls
- KOHL'S
- CHIPOTLE MEXICAN GRILL
- OUTBACK STEAKHOUSE

- Jack in the box
- Shell

- Carl's Jr.
- KEYPOINT CREDIT UNION

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- alto PHARMACY

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- Wang Accountancy Corp
- THE DANCE STUDIO

- ARC Document Solutions
- BAY AREA CHESS
- Costco Wholesale

LUNDY PLAZA

- U-HAUL
- Quality

- UNITED WHOLESALE FLOWERS
- SCHAMMANN

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- COSTCO WHOLESALE

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