



FOR LEASE | LIGHT INDUSTRIAL WAREHOUSE SPACE

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 is 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 is separately metered for utilities and contains a small mezzanine above the office area.

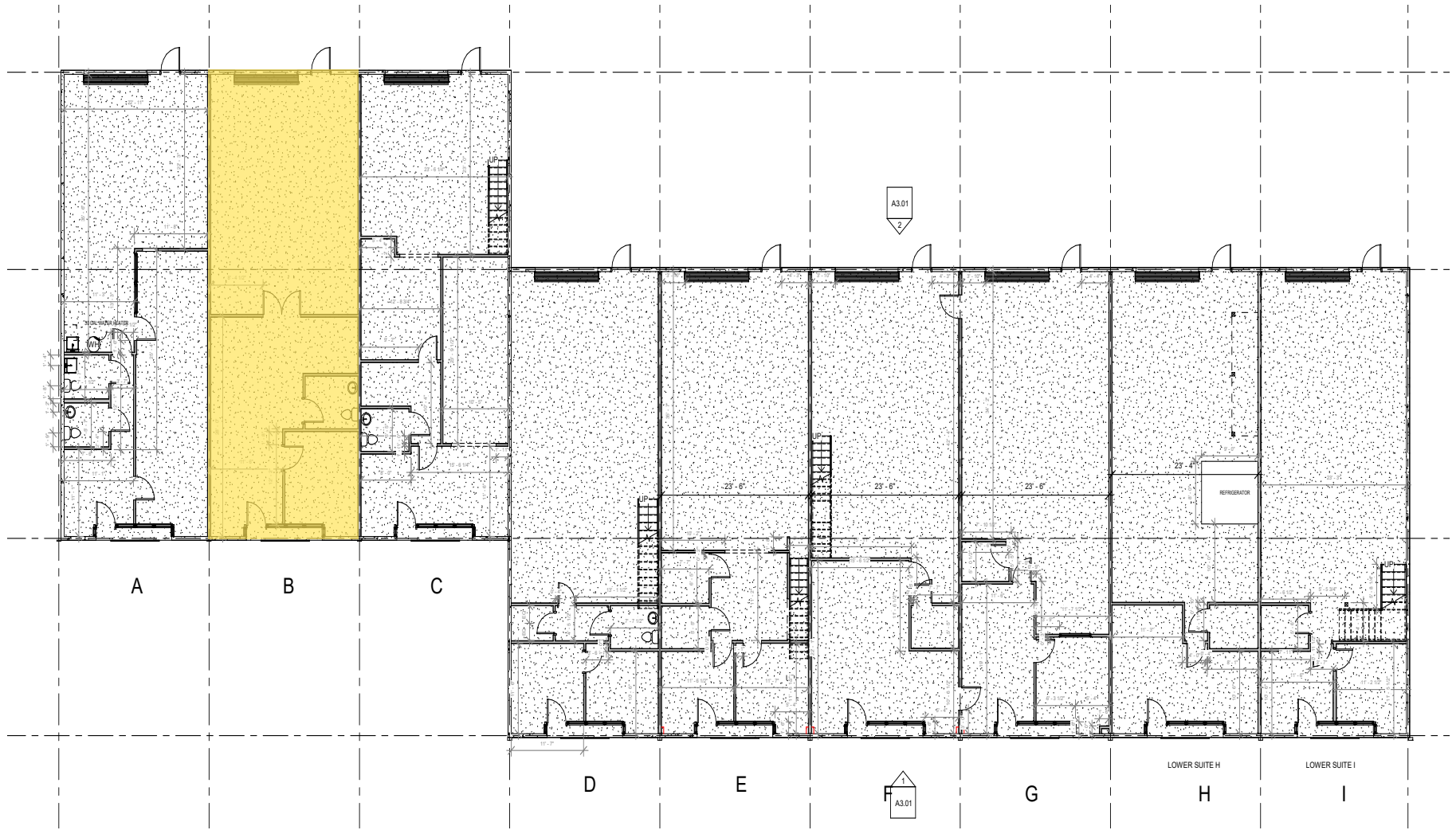
PROPERTY DETAILS

Address	455 Reservation Rd., Marina, CA
Asking Rate	\$1.60 PSF + NNN (est. @ \$0.54)
Suite Size	1,440
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
Desired Term	3-5 Years

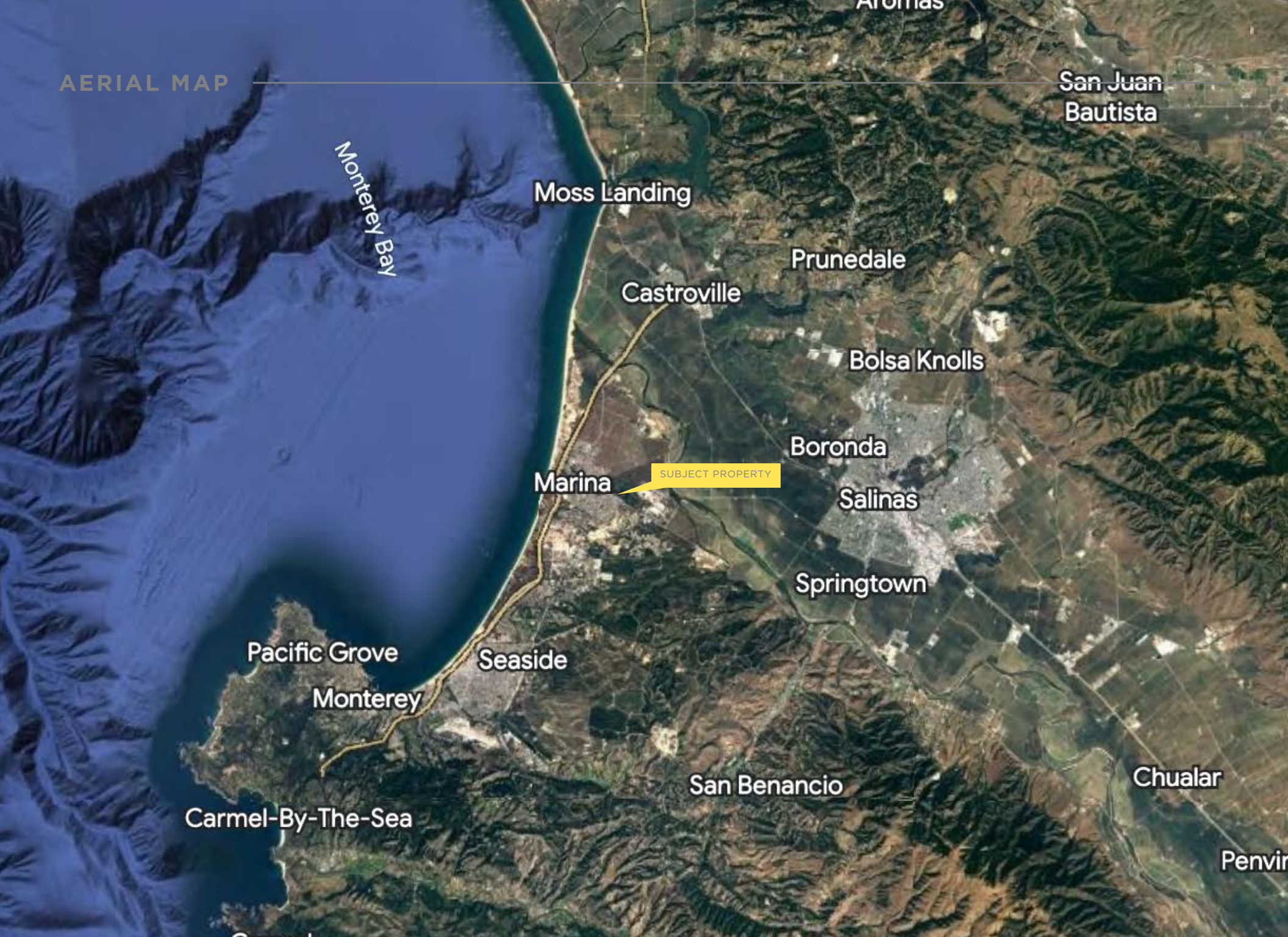




FLOOR PLAN



AERIAL MAP



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