



For Lease

Highlights

- 3-Ton Bridge Crane and a ½ -Ton Jib Crane.
- Upgraded New LED Lighting
- Large Fenced & Paved Yard (+/- 2 Acres)
- 5 Restrooms and a Shower. Radiant Heat and New Gas Heaters
- Floor Drains

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Property Information

Lease Rate:	\$16.50/SQ FT NNN
Expenses:	\$3.85/SQ FT
Building Size:	25,420 SF
Office:	±6,400 SF (2 Levels)
Site Size:	1.93 Acres (Fenced and Paved)
Clear Height:	22'
Zoning:	I-1 (Industrial)
Loading:	2 Dock Doors and 5 Drive-In Doors (16'x16')
Power:	800 Amps, 3 Phase, 240 Volt (TBV)
Amenities:	Floor Drains and 3-Ton Bridge Crane

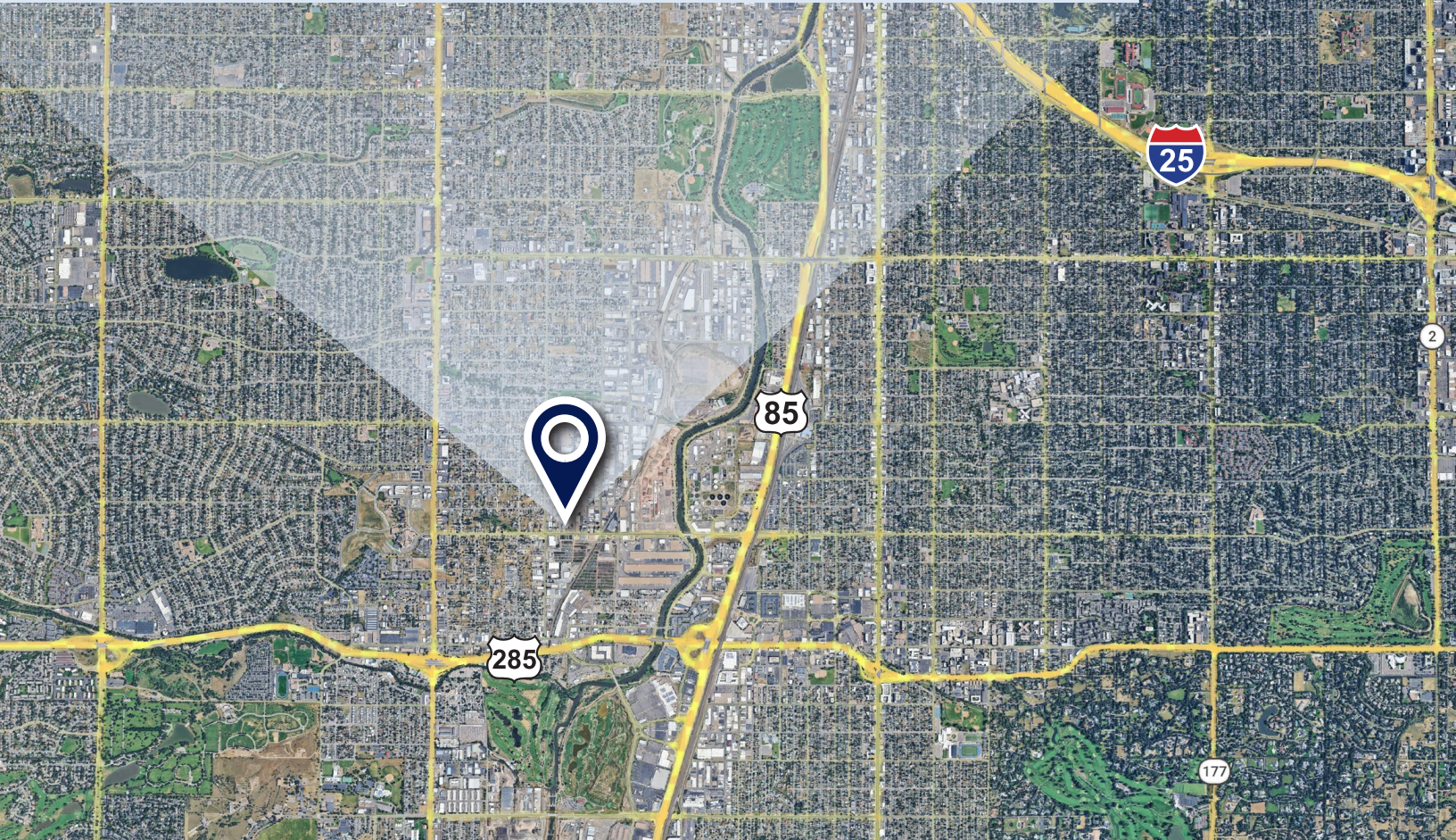


S. Wyandot St.

S. Vallejo St.

W. Dartmouth Ave.

Location Overview



285

85

25

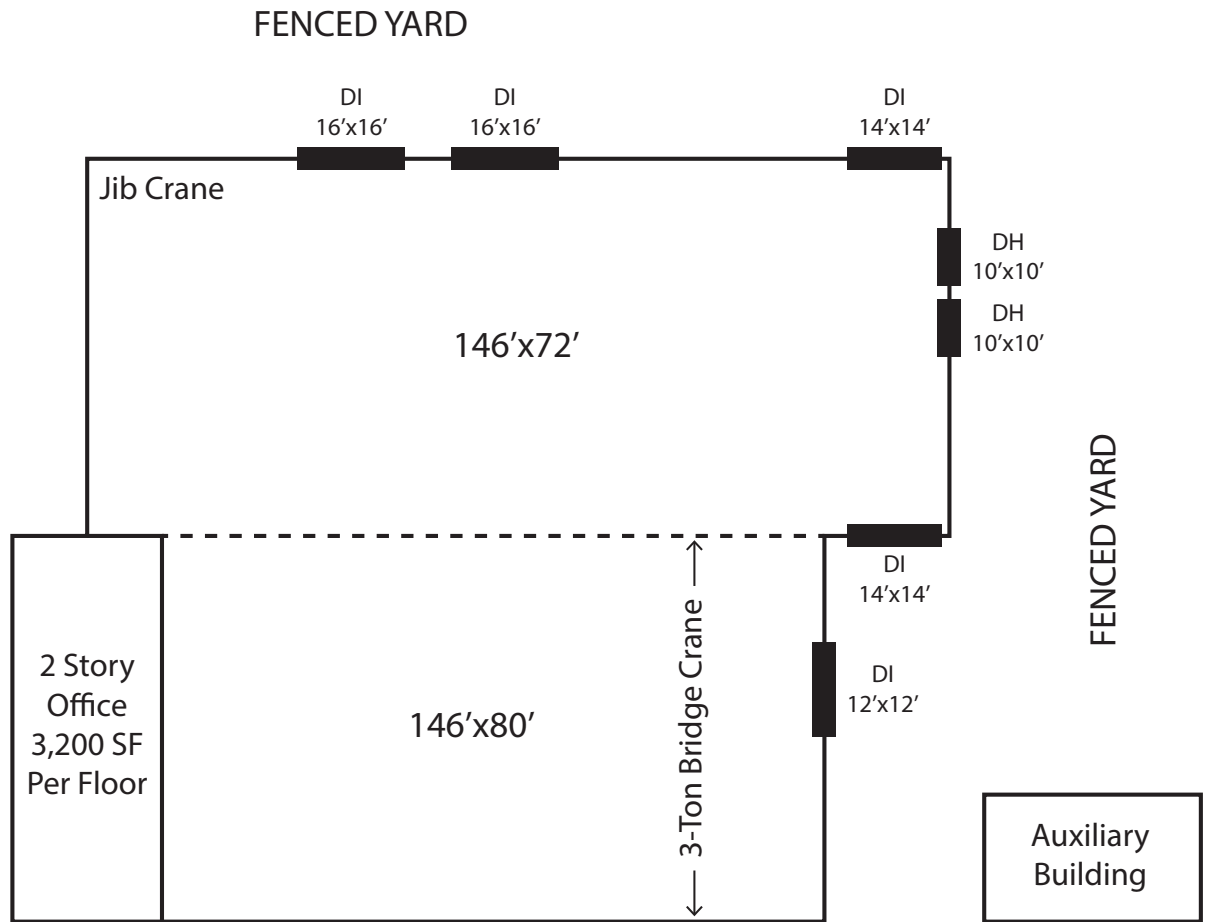
177

2



Floor Plan

WYANDOT ST.





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