

FOR LEASE

Downtown Warehouse Space



Offered at:
Available:

\$.78/SF/month, semi-gross
2,820SF +/-

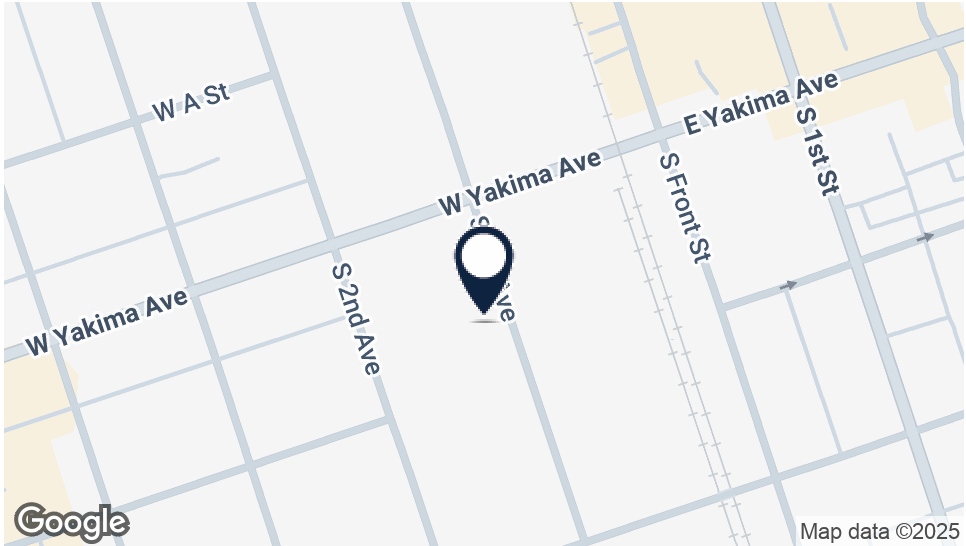
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$.78/SF/mo, semi-gross
Available SF:	2,820SF +/-
Monthly Rent:	\$2,186/month
Zoning:	CBD
Parcel Number:	181324-14427

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease extraordinarily difficult to find small warehouse space.

Located in the heart of downtown in a mixed-use building shared with office, retail and industrial users, the warehouse area comprises approximately half of the space and has a single dock-high door, while the remainder consists of office or storage areas and a restroom. It includes additional (free) mezzanine space suitable for light storage. An adjacent retail area of approximately 3,241SF can also be leased.

Advertised rate is semi-gross with tenant responsible for utilities and interior maintenance and landlord responsible for all other operating expenses.

Highlights



PROPERTY HIGHLIGHTS

- Prominent downtown location in the historic and highly recognizable Union Pacific Building.
- Ideally configured and located for trades such as electricians, plumbers or contactors.
- Advertised rate is semi-gross, which might translate closer to approximately \$.48/SF/month if converted to triple-net. Tenant is responsible for utilities and interior maintenance.
- Adjacent retail space of up to 3,241 divisible square feet is also available.

Interior Photos



Additional Photo

