



**±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, 277/480 volt, 3 phase, 4 wire panel

One (1) grade level door

12' - 14' Warehouse clear height

Security system and cubicles in-place

Ample parking

Asking lease rate: \$1.75 NNN (OPEX \$0.41/SF)

Asking sale price: \$2,205,000 (\$395/SF)

Call to Tour

*For more leasing information contact*

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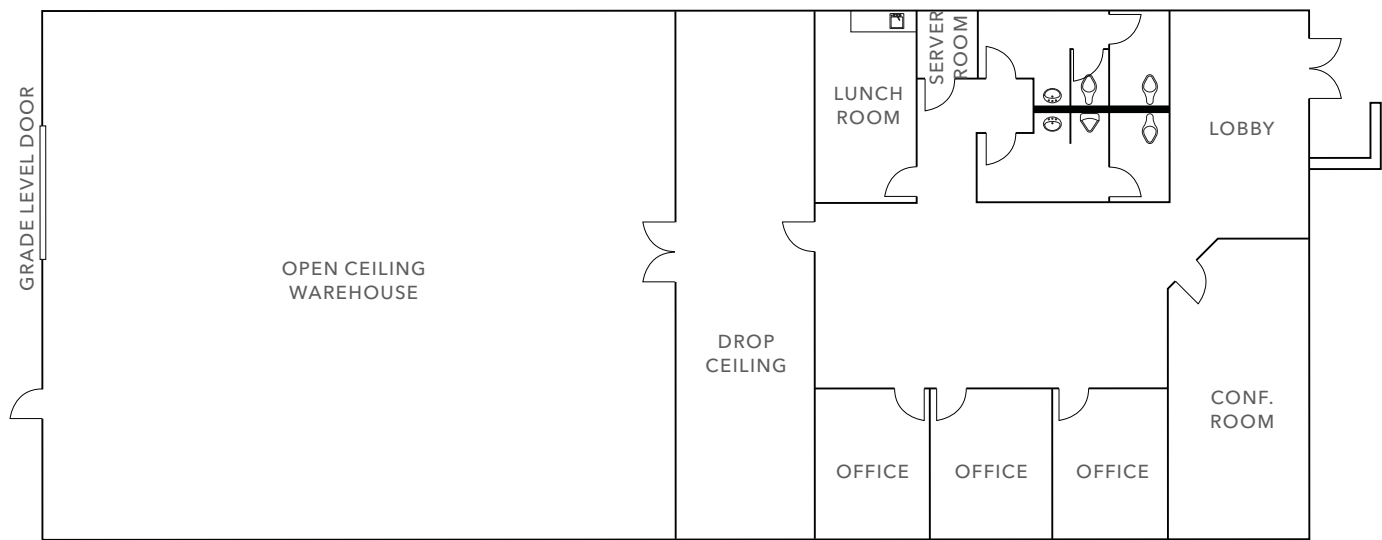
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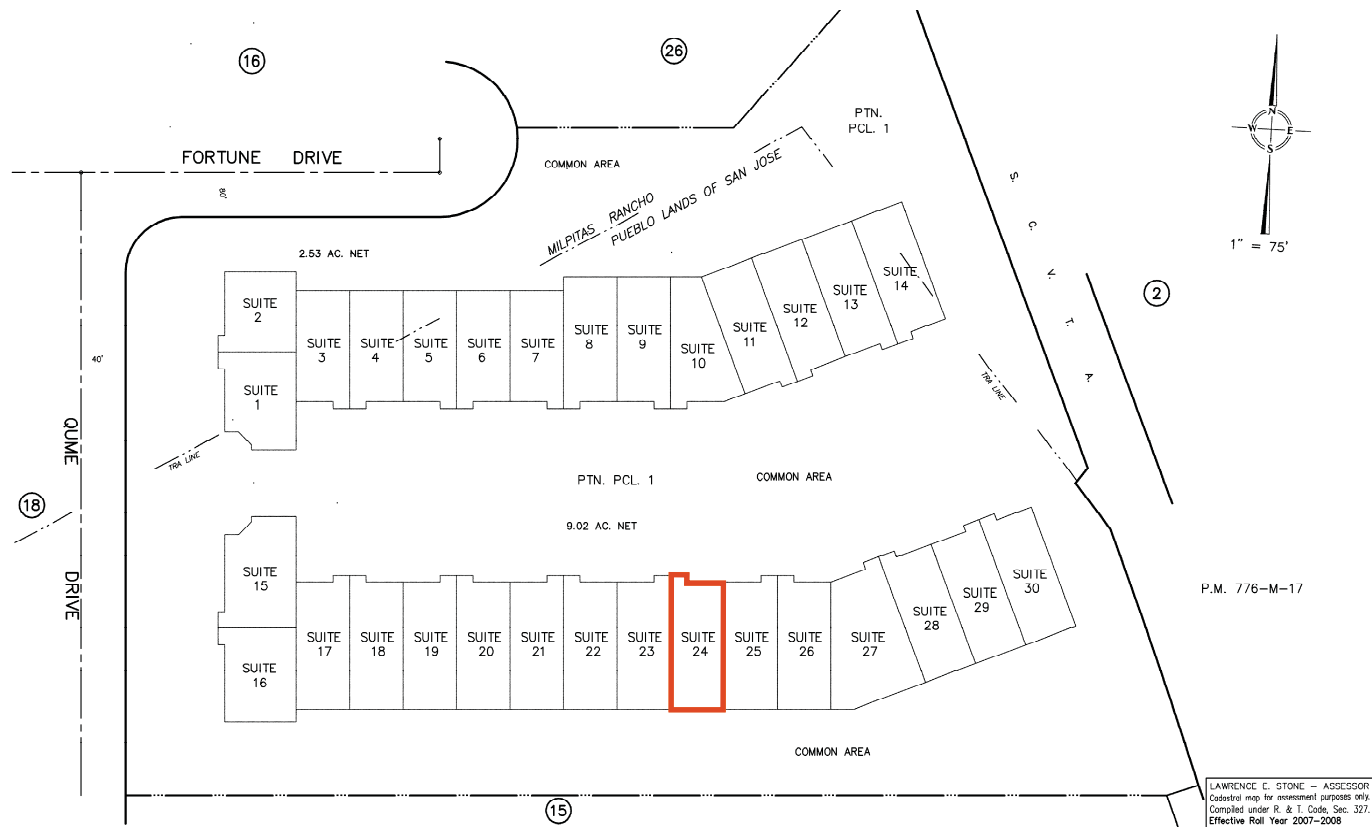
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FLOOR PLAN



SITE PLAN



FLOOR PLANS NOT TO SCALE

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