



GUGGENHEIM | GROUP



INDUSTRIAL PROPERTY FOR LEASE

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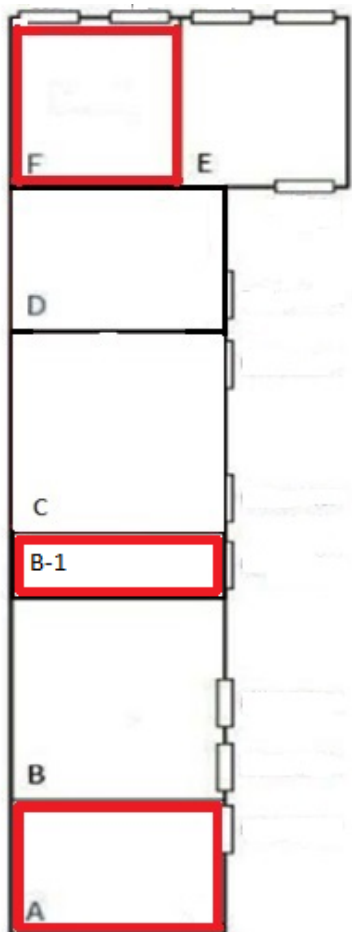
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LEASE RATE
\$1.95-\$2.95 SF/MO NNN

AVAILABLE SF
800 TO 4,000 SF

Site Plan
Not to Scale



OFFERING SUMMARY

Lease Rate:	\$2.95 SF/month NNN
Building Size:	15,000 SF
Available SF:	2,000 to 4,000 SF
Year Built:	1968
Zoning:	MM-40

PROPERTY OVERVIEW

- Property is conveniently located near Hwy 101, 85 and 237
- Grade level doors
- Suite B-1: Storage only, no power, roll-up door
- NNN expenses est. \$0.58/sf

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$2.95 SF/MO NNN	2,000 SF
Suite F	\$2.95 SF/MO NNN	2,000 SF
Suite B-1 (Storage only)	\$1.95 SF/MO NNN	800 SF

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