

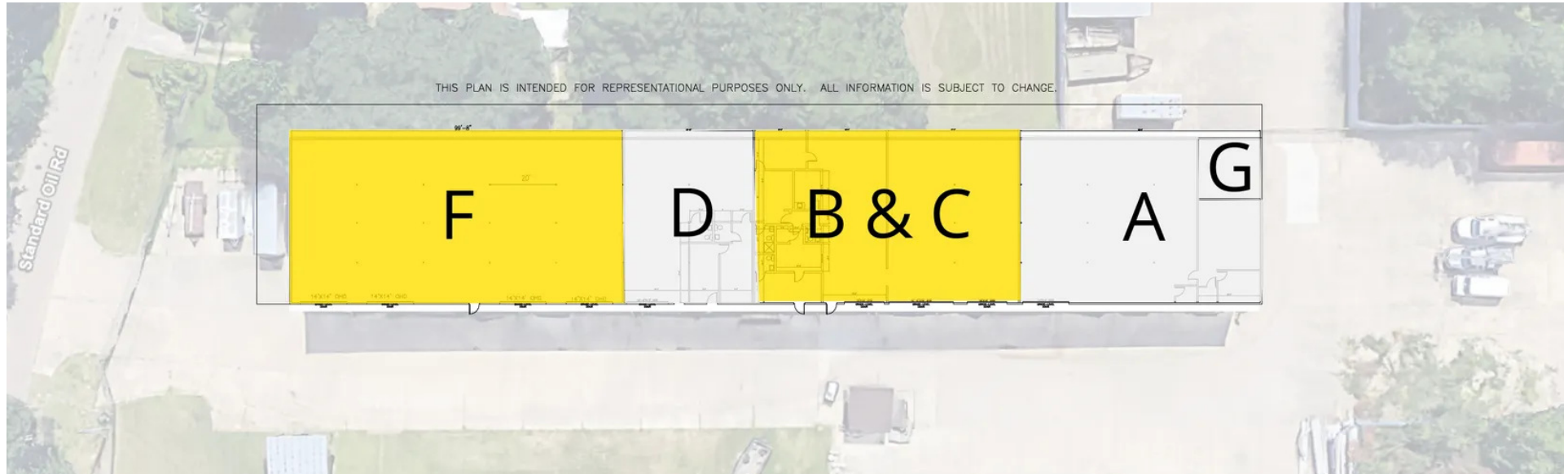


Offering Summary

Lease Rate:	\$1,700 - 1,900 / Month (MG)
Available SF:	3,970 - 5,000 SF
Lot Size:	1.182 Acres
NOI:	\$51,788
Year Built:	1995
Renovated:	2023
Zoning:	C-3

Property Overview

The subject consists of a multitenant, light industrial building on 1.18 acres. The property is zoned C-3 and has one vacancy. Suite F includes 5,000 SF of warehouse space on the north end of the building featuring 4 grade-level overhead door, one man door, and overhead storage in the center.



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,970 - 5,000 SF	Lease Rate:	\$1,700 - \$1,900 per month

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ F	Available	5,000 SF	Modified Gross	\$1,900 per month	-
■ B & C	Available	3,970 SF	Modified Gross	\$1,700 per month	+/-3,970 SF, 3,010 SF Warehouse + 960 SF Office with additional attic storage. Three bays, two 12' X 12' overhead doors, and one 19.5' X 12' overhead door.

