

Industrial Condos For Sale

±4,600 SF

Asking Price: \$1,200,000

Great Owner/User Opportunities

549 GARCIA AVENUE

Suites G & H

TYLER EPTING

Managing Director

925 548 3484

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LIC #01317533

KRIS HAGAR, SIOR

Senior Director

925 382 8887

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LIC #02009499

JOSH MESSING

Associate

925 849 2702

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LIC #02344579



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- ◇ TWO (2) SUITES CURRENTLY COMBINED FOR A SINGLE USER
- ◇ ±15% OF OFFICE BUILDOUT AND A RESTROOM
- ◇ WILL BE DELIVERED VACANT AT CLOSE OF ESCROW
- ◇ SECURED, GATED PROPERTY
- ◇ BUILT IN 1991 (CONCRETE TILT-UP CONSTRUCTION)
- ◇ THREE (3) LARGE GRADE-LEVEL DOORS (14'H X 16'W)
- ◇ 16' WAREHOUSE CLEARANCE
- ◇ 400 AMPS, 120/208V, 3-PHASE ELECTRICAL (BUYER TO VERIFY)
- ◇ FULLY SPRINKLERED
- ◇ EXISTING KITCHEN/BREAKROOM AND SHOWER
- ◇ SHARED YARD SPACE
- ◇ ±2.50 PER 1,000 SF PARKING RATIO
- ◇ BONUS MEZZANINE STORAGE



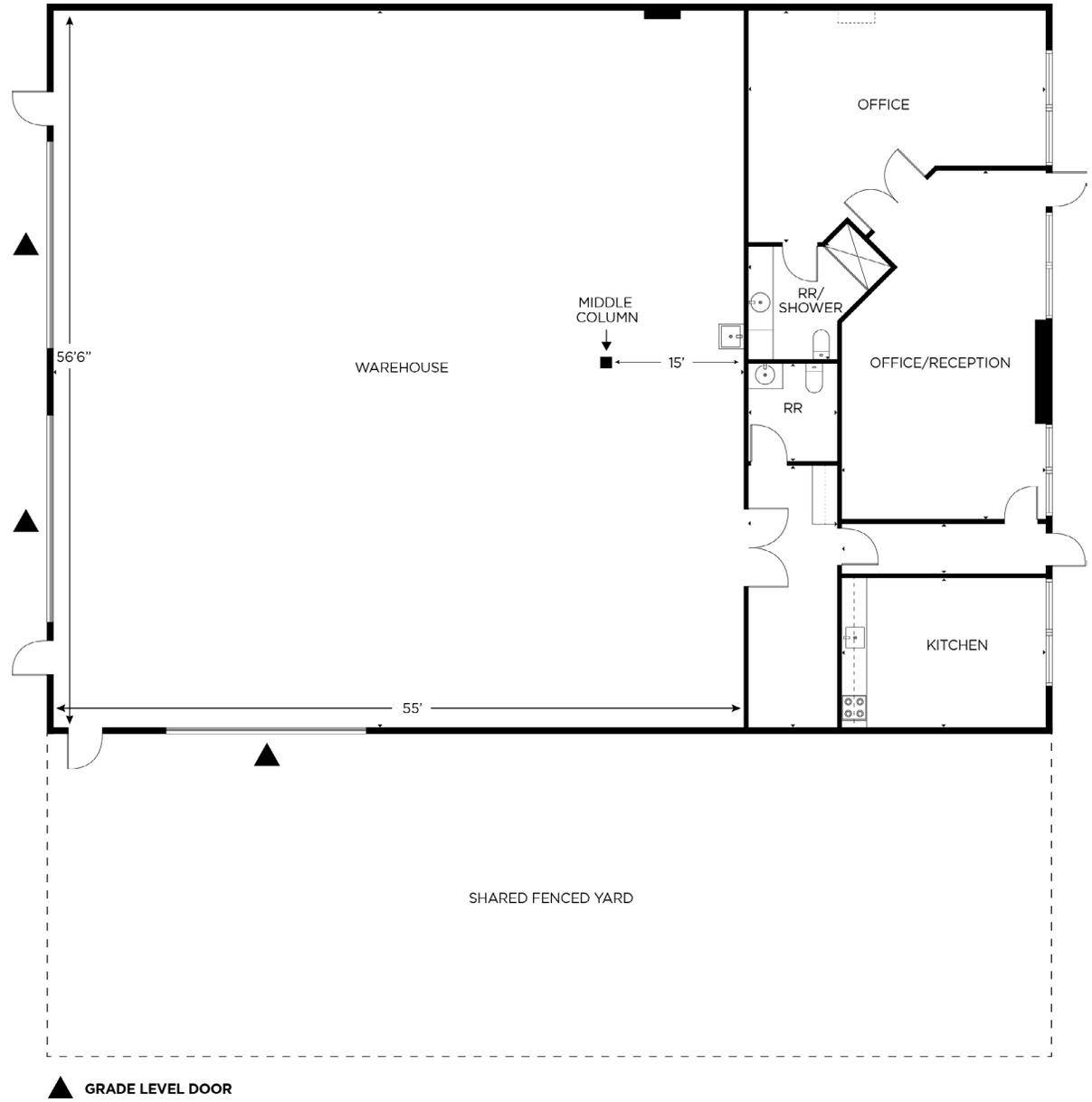
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**CUSHMAN &
WAKEFIELD**

FLOOR PLAN



**NOT TO SCALE*

AERIAL



W. LELAND ROAD

RAILROAD AVENUE



BLISS AVENUE

**Suites
G&H**

GARCIA AVENUE

HARBOR STREET

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