

INDUSTRIAL/FLEX FREE STANDING BUILDING FOR LEASE

203 W. MAIN STREET | RIPON, CA



LISTING DATA

AVAILABLE SF:	3,000± square foot freestanding metal building
POWER:	200 Amp, 120/240 Volt, 3 Phase (to be verified)
GL DOORS:	Three (3) 9' x 12', One (1) 10' x 12', One (1) 12' x 12'
ZONING:	C-3 (Central Business District, City of Ripon)

COMMENTS:

- Metal construction
- 375± SF small office/storage area
- 13'± minimum clear height
- Clear span construction
- Paved Driveway/Yard
- Outside water source
- LED lighting
- Common area restroom on-site
- Direct access to Hwy 99 via 2nd Street

CONTACT **Mason Chambliss**

BRE # 02237204
mchambliss@lee-associates.com
C 925.336.9660
D 209.983.6831

LEASE RATE \$0.85 PSF, GROSS (\$2,500 PER MONTH)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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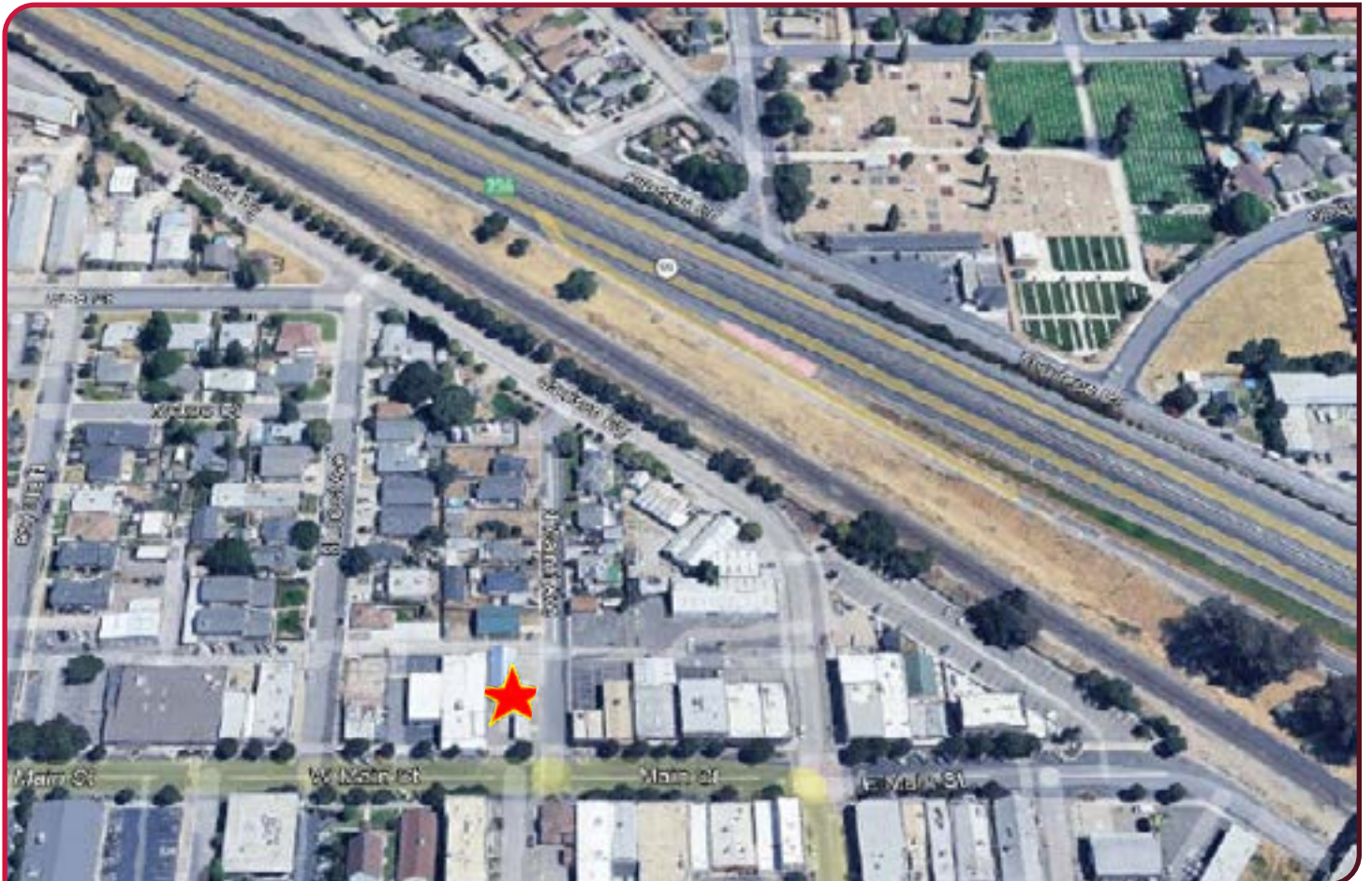
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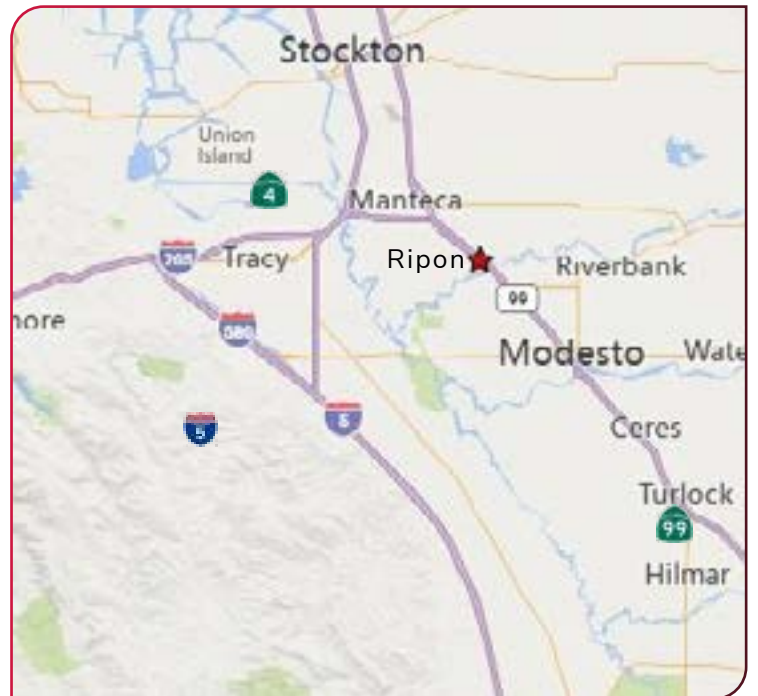
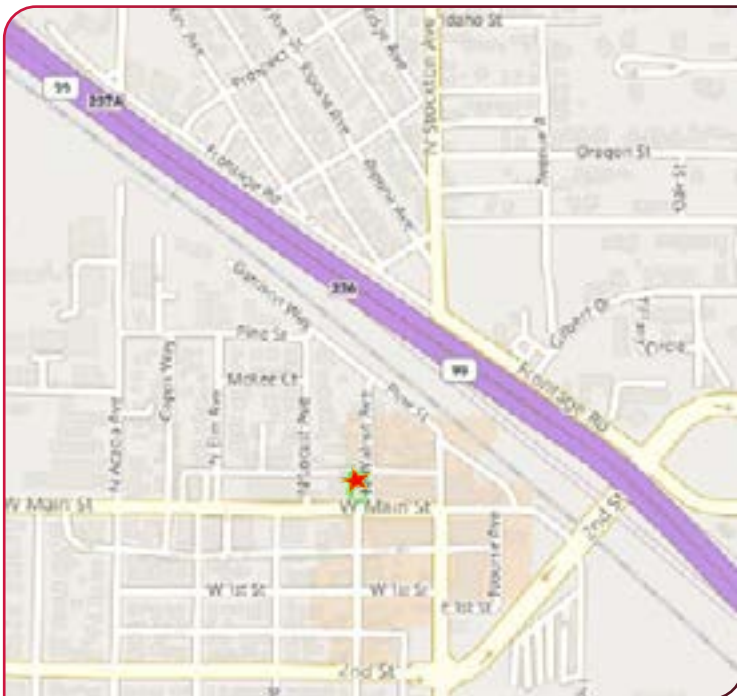
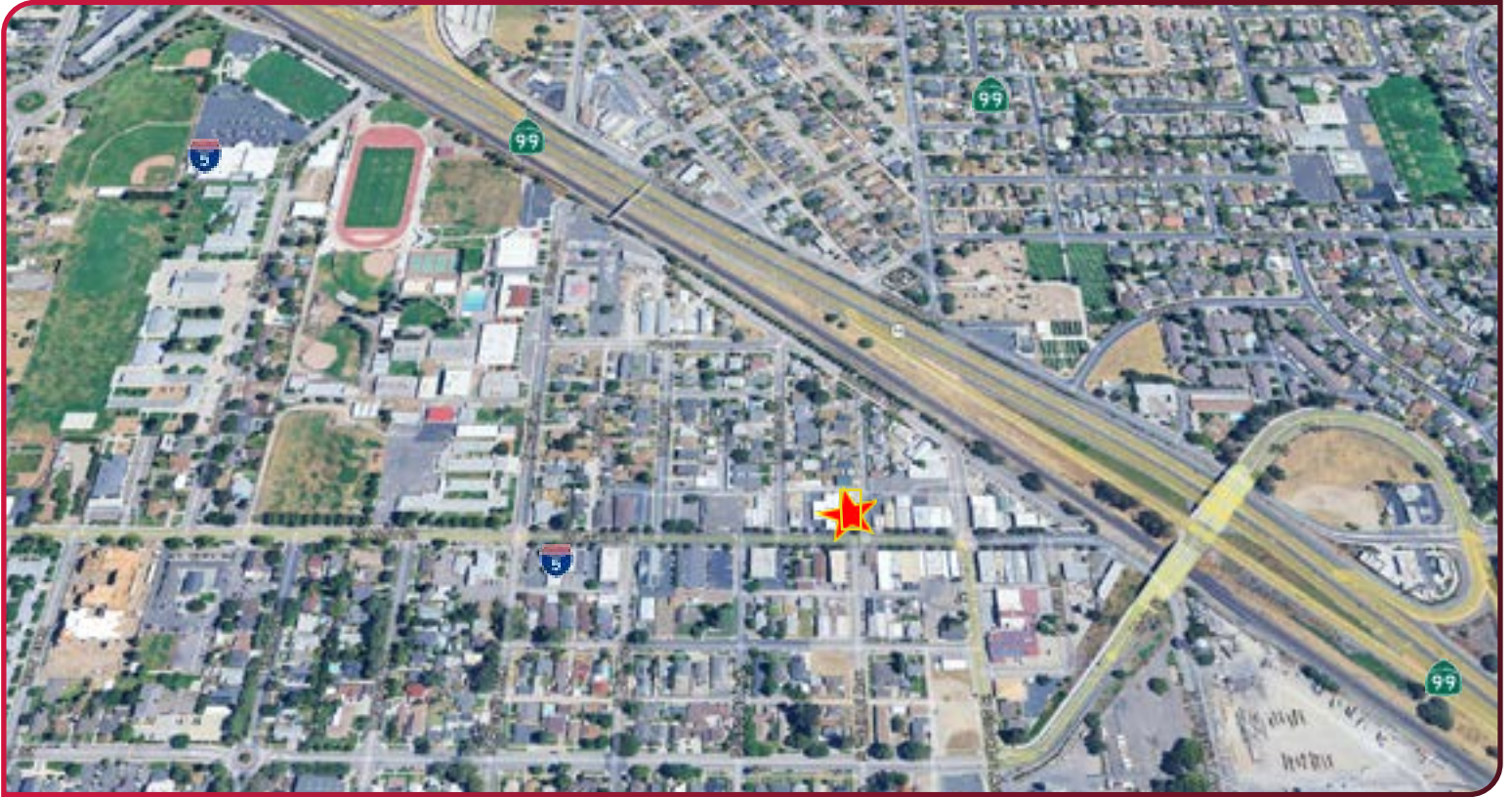
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