

For Lease  
±4,831 - 25,000 SF  
Industrial Space



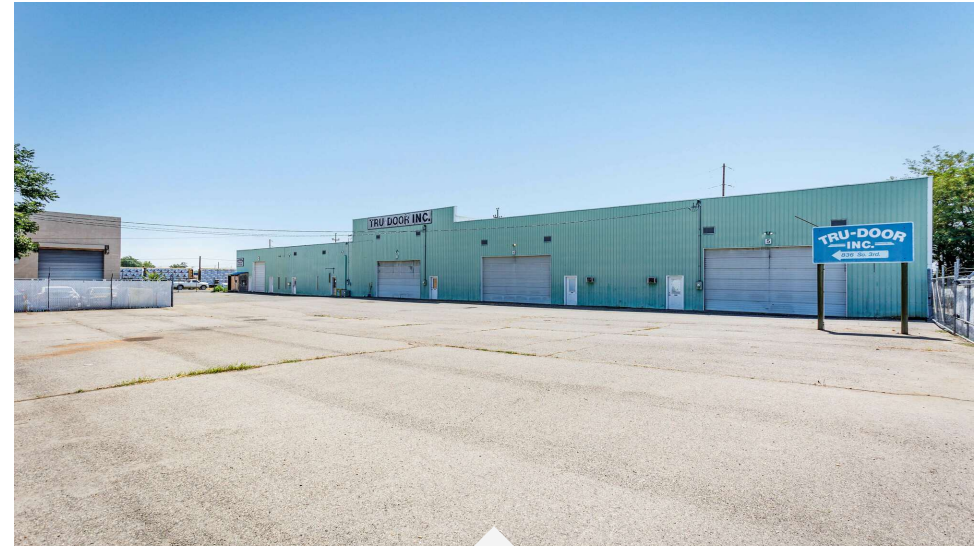
Property Type	Industrial
Property Subtype	Manufacturing
APN	112370551
Building Size	±25,000 SF
Lot Size	±1.08 Acres
Building Class	B
Year Built	1979

MLS 268628 - Highly sought after property offering FREE base rent through the remainder of 2024! This high-bay warehouse was constructed to accommodate 3 suites. The entire ±25,000 SF is also available for lease and consists of 4 roll-up doors, break rooms, retail/office space, parts room, storage and a built-out mezzanine. One suite even includes a large constructed paint booth. This can't miss property is fully fenced with two points of egress and ingress allowing for flow through traffic and is able to accommodate a tractor/trailer.

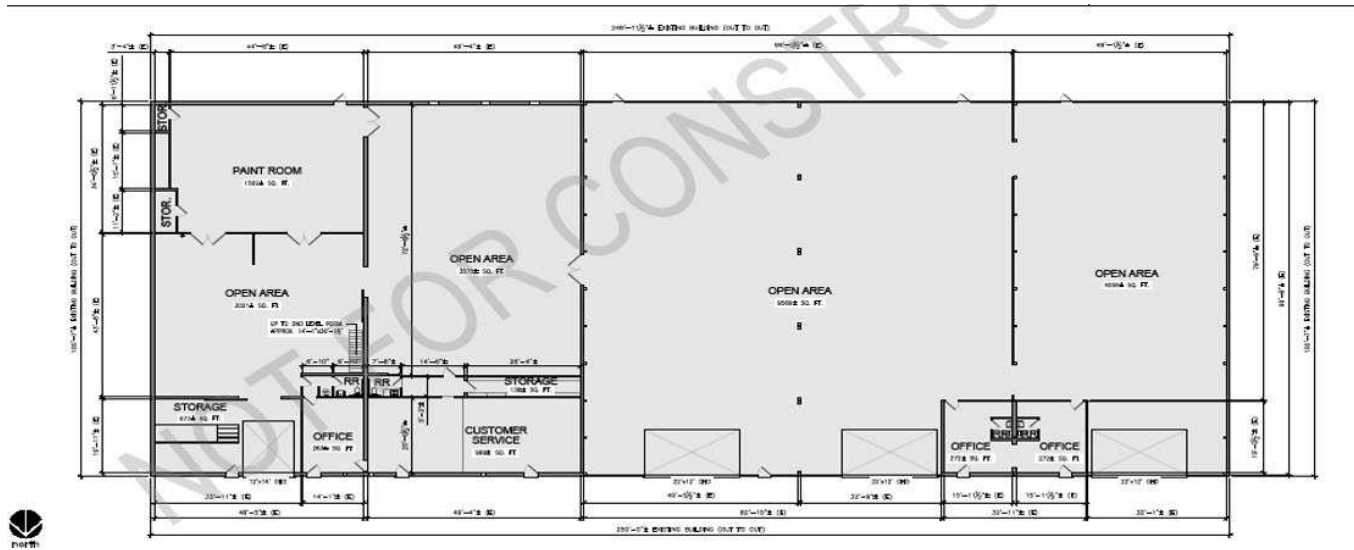
For those seeking the benefits of owning property, this space is also available for Sale!

### For More Information

**Kenny Teasdale**  
 Senior Broker  
 C: 509 491 2205  
 kenny@naitcc.com



- Approximately 25,000 SF high-bay warehouse available for lease.
- Divisible (3 - 4 suites ranging from ±4,831 SF - 25,000 SF)
- Equipped with roll-up doors.
- Fully fenced property featuring two gates for easy flow-through traffic.
- Existing office, showroom, and breakroom space already built out.
- Multiple suites available for lease.
- Average daily traffic of approximately 9,800 vehicles.
- Also available for sale | MLS 276168.



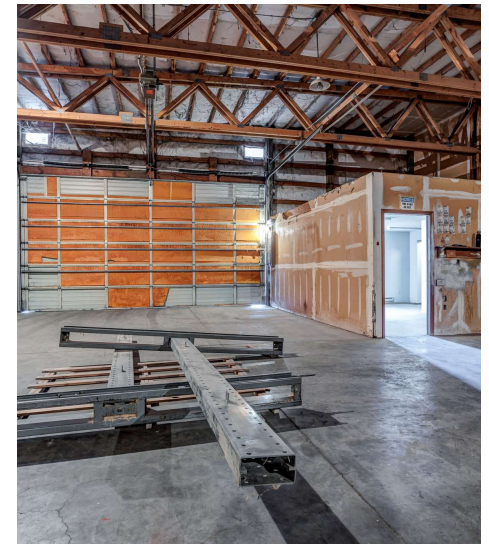
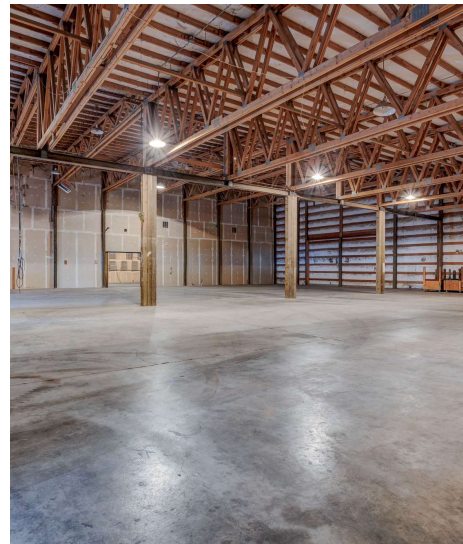
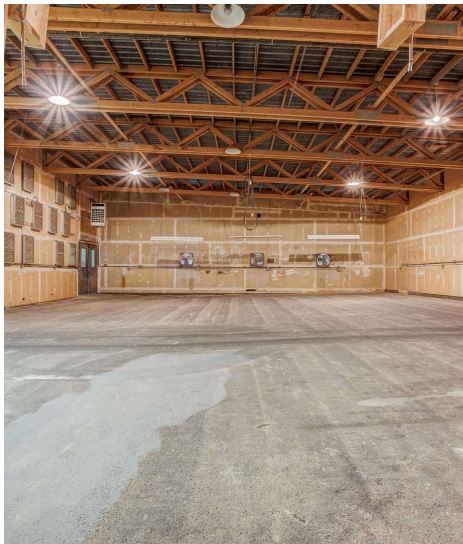
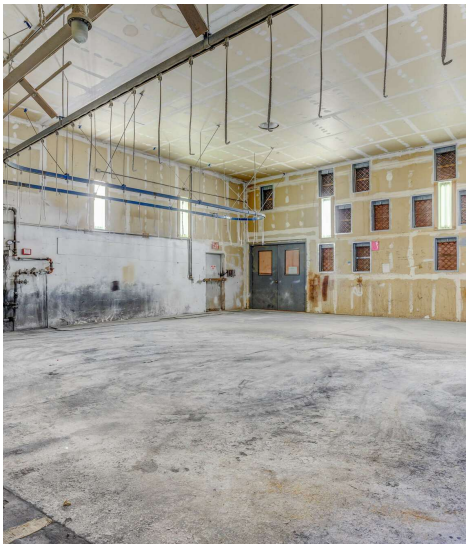
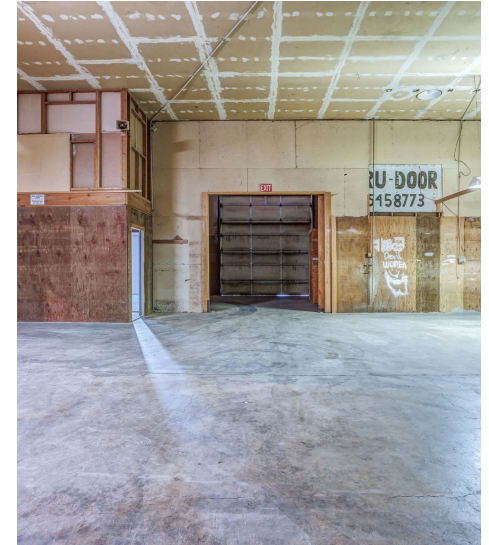
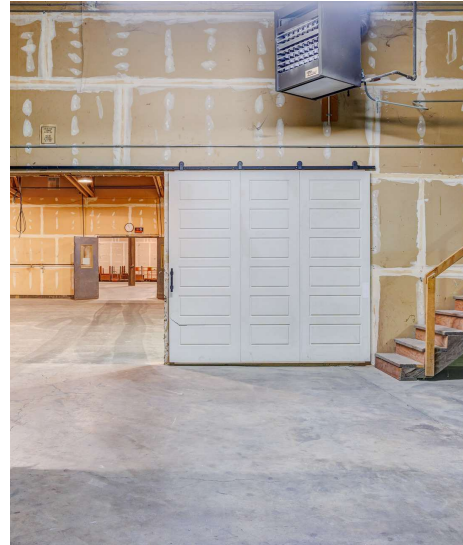
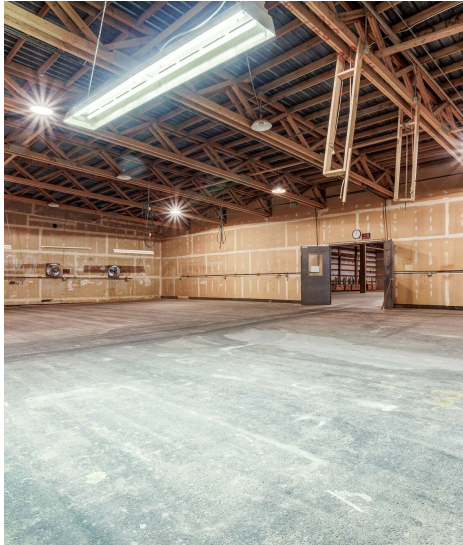
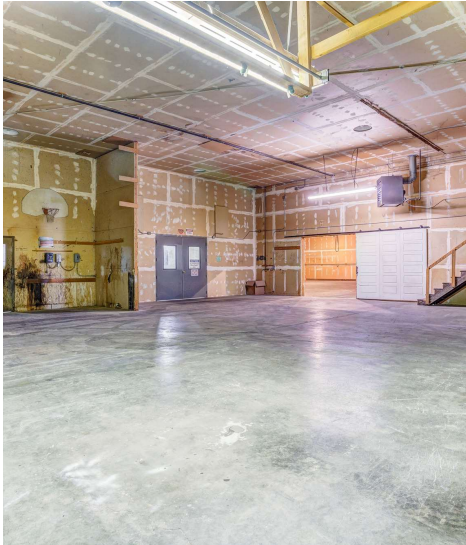
### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	±4,831 - 25,000 SF	Lease Rate:	\$9.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ MLS 268628	Available	±25,000 SF	NNN	\$9.00 SF/yr
■ MLS 268630	Available	±10,000 SF	NNN	\$7,500 per month
■ MLS 268629	Available	±15,000 SF	NNN	\$11,250 per month
■ MLS 278049	Available	±4,831 SF	NNN	\$9.00 SF/yr

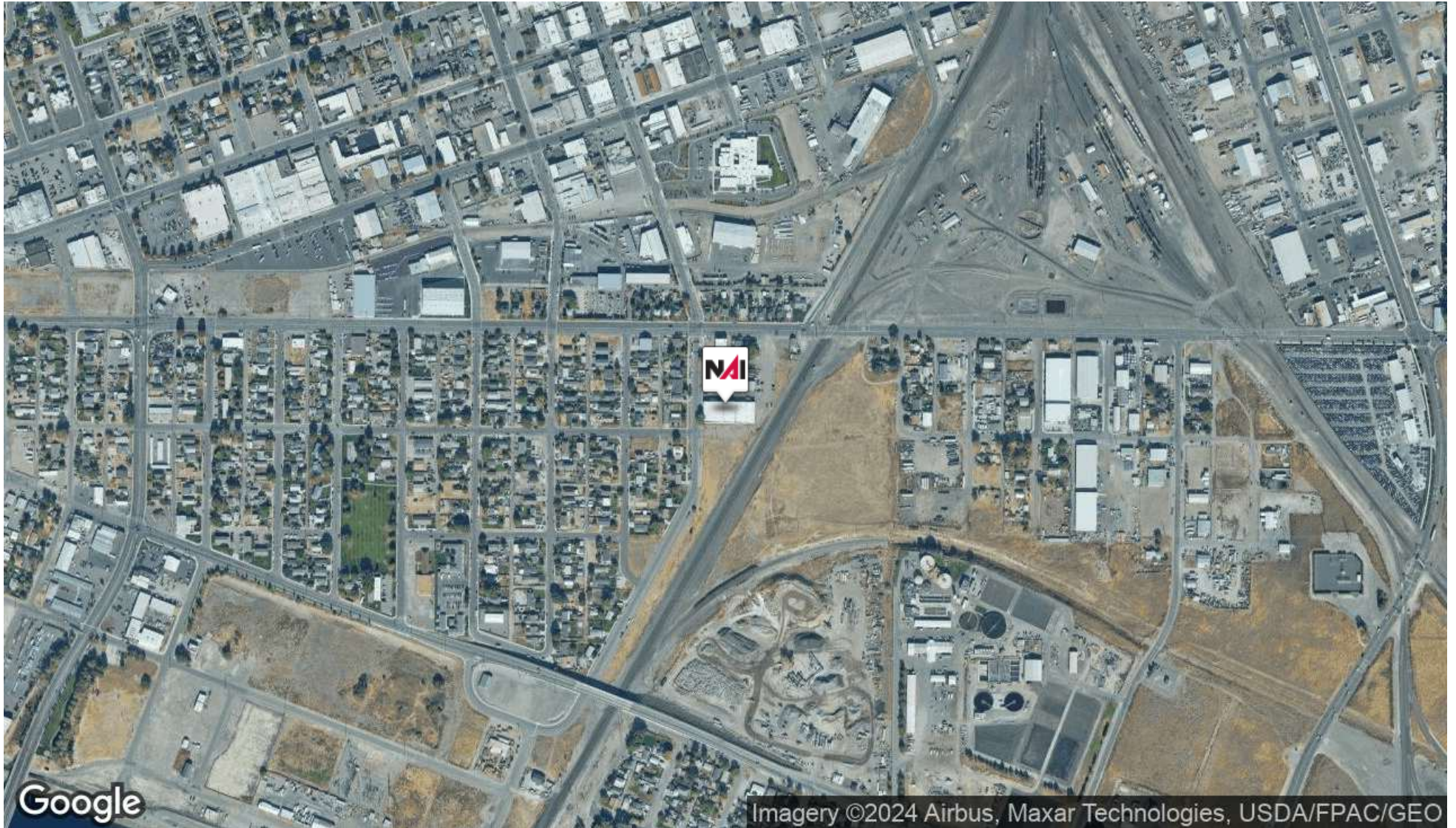














Population	1 Mile	3 Miles	5 Miles
Total Population	8,307	55,588	116,096
Average Age	32	33	35

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,390	17,344	38,499
# of Persons per HH	3.5	3.2	3
Average HH Income	\$68,716	\$75,659	\$90,074
Average House Value	\$185,119	\$270,228	\$328,378

Traffic Counts
9,800/day

Demographics data derived from AlphaMap

