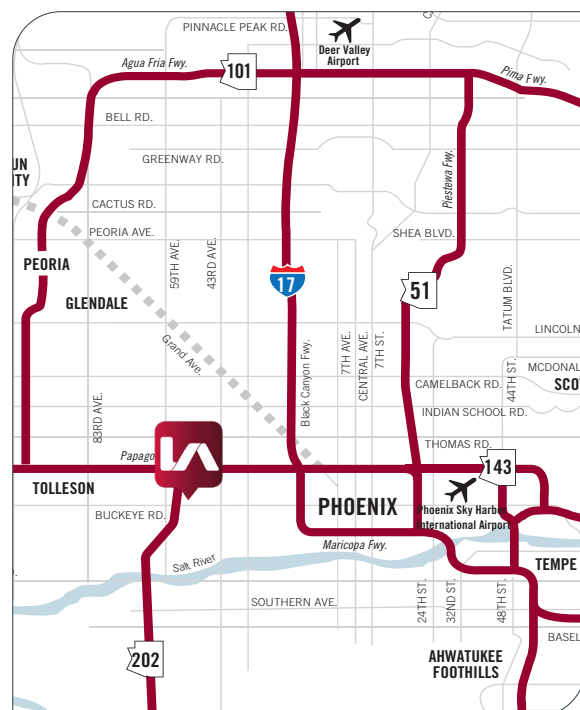


5723 W WASHINGTON STREET  
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## PROPERTY OVERVIEW

BUILDING SIZE:	±15,520 SF
LOT SIZE:	± 1.43 Acres
APN:	104-04-038;039B
ZONING:	A-1, Light Industrial
CLEAR HEIGHT:	16'
LOADING:	Two (2) Grade Level One (1) Truckwell
POWER:	200 Amps, 3-Phase
FEATURES:	Proximity to I-10 & Loop 202 ±1,200 SF Mezzanine in Warehouse New Roof in 2023 New Mechanical in 2023
LEASE RATE:	\$17,500/month NNN
SALES PRICE:	\$4,250,000

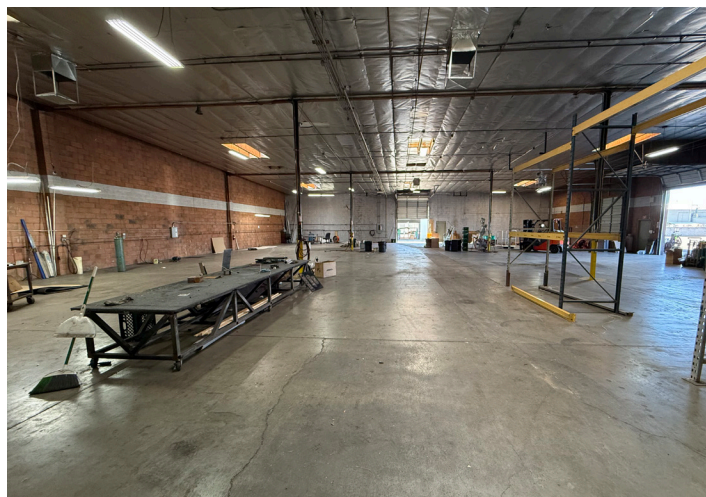


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