



COMING AVAILABLE FOR LEASE

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LEASE RATE
\$2.95 SF/MO NNN

BUILDING SIZE
35,160 SF



NOT TO SCALE. ACTUAL FLOORPLAN MAY VARY.

SUMMARY

Building Size	35,160 SF
Available SF:	35,160 SF
Lot Size:	2.5 AC
Year Built:	1977
Zoning	ML

PROPERTY OVERVIEW

- R&D & Manufacturing building
- Convenient location near HWY 101 and Lawrence Expressway.
- New roof in 2023
- HVAC/Sprinkler-ed
- 2,000 Amps/480 Volts/3 Phase
- Grade level loading dock
- NNN est. \$1.60 SF/MO

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