

Project Information:

1,500 SF with a 438 SF Mezzanine for a Net Rentable of 1,938 SF

Uses:

Work – Store – Play[®] Light Industrial Zoning

Details & Option Upgrades:

Mezzanine + Electrical Package + Carpet, HVAC + Ducting, LED Lights, Mezzanine Windows, Side Windows on End Units, Epoxy Flooring, Interior Painted Walls, Private Restroom with Shower, Utility Sink & Wet Bar, Fire Sprinkling Suppression

Unit showings by appointment only Brokers Welcome!

Summary:

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Store – Play® with a Personal Warehouse® as the only limit is your imagination!



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OVERVIEW

UNIT 505 FOR LEASE ONLY

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YEAR BUILT: 2023 C.O.

UNIT SIZE:

1,500 SF with a 438 SF Mezzanine for a Net Rentable of 1,938 SF

OCCUPANCY:

Light Industrial Zoned. Ideal for Work – Store – Play®

FOR LEASE ONLY:

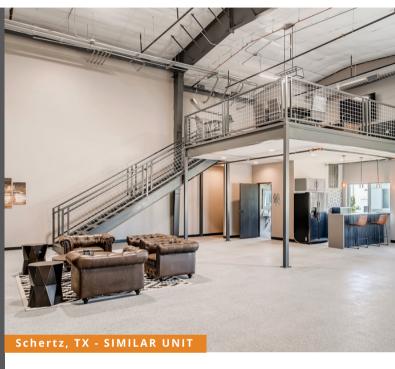
NNN base lease rate: \$18/psf | \$2,907/mo

Estimated CAM: \$275/mo Estimated Tax: \$562.5/mo

Estimated Gross Rents: \$3,744.50/mo

Available for immediate occupancy.





PROPERTY INFO:

- For Lease Only
- · Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanine
- Finished Private Restroom
- · 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Polished Concrete Floor
- HVAC & Ducting
- Utility Sink



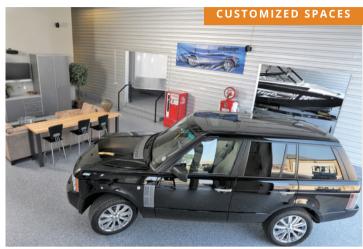
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CONCEPT - SAMPLE USES

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AERIAL MAP

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SITE PLAN

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