

HEAVILY UPGRADED MANUFACTURING WAREHOUSE AVAILABLE

FOR LEASE

559

GARCIA

4

HARBOR STREET

GARCIA AVE

EXCLUSIVE AGENTS

KRIS HAGAR Director
925.974.0119 / kris.hagar@nrmk.com
CA RE LICENSE #02009499

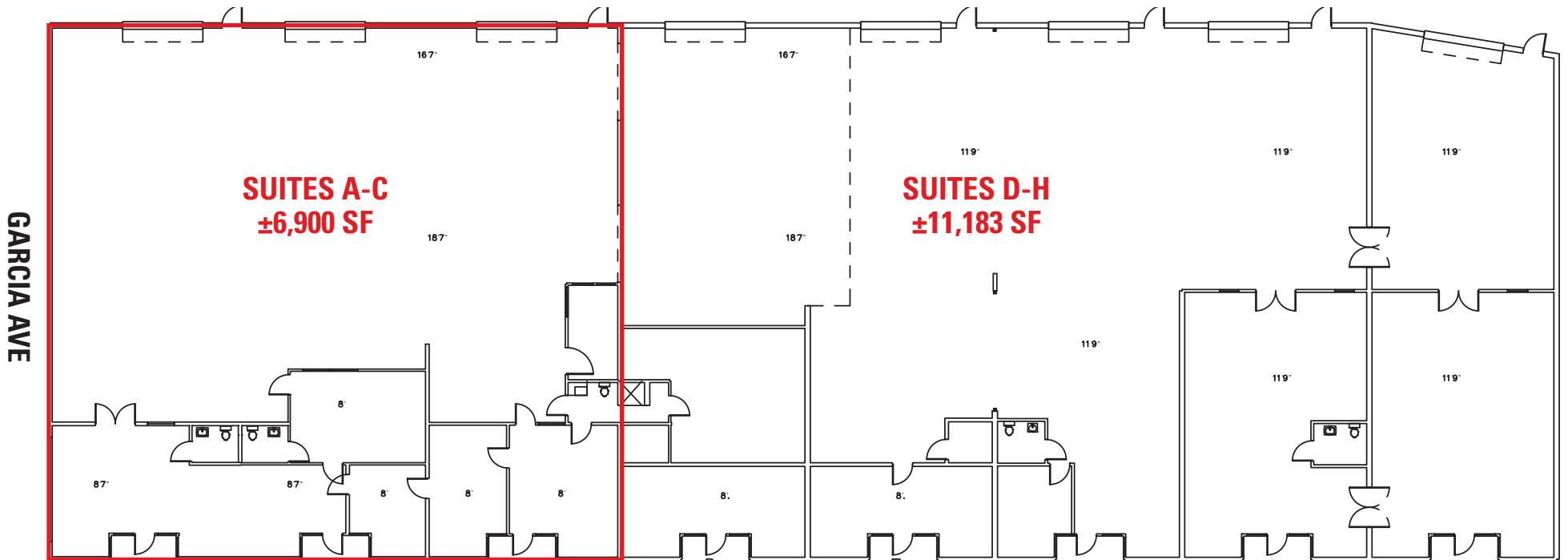
TYLER EPTING Managing Director
925.974.0238 / tyler.epting@nrmk.com
CA RE LICENSE #01317533

± 6,900 -
18,083 SF

NEWMARK

FLOOR PLAN

559 GARCIA



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY HIGHLIGHTS

559
GARCIA

- ✓ DIVISIBLE DOWN TO $\pm 6,900$ SF
- ✓ FULLY FENCED, SECURED PROPERTY WITH ELECTRIC GATES AND ROLL-UP DOORS ON ALL EIGHT OFFICE ENTRANCES
- ✓ EIGHT (8) OVERSIZED GRADE-LEVEL DOORS ($\pm 14'$ H X $\pm 16'$ W)
- ✓ 16' MINIMUM WAREHOUSE CLEARANCE
- ✓ BONUS REINFORCED MEZZANINE ABOVE OFFICE AREAS (NOT INCLUDED IN SQUARE FOOTAGE)
- ✓ 2,400 AMPS, 277/480V, 3-PHASE POWER (TENANT TO VERIFY)
- ✓ FULLY SPRINKLERED WITH SKYLIGHTS IN WAREHOUSE
- ✓ PAVED YARD IN REAR FOR OVERFLOW VEHICLE, EQUIPMENT AND/OR CONTAINER STORAGE
- ✓ CLEAN, METICULOUSLY MAINTAINED FACILITY



AERIAL



W. LELAND ROAD

RAILROAD AVENUE



BLISS AVENUE

**559
GARCIA**

GARCIA AVENUE

HARBOR STREET

