

Campbell Industrial Park

Warehouse, Office & Yard for Lease

91-064 Kaomi Loop

This property has multiple 3-phase electrical outlets for heavy power users. Each column line has air and electrical outlets so layout for the space is easy to configure. The warehouse boasts LED lights, high bays, ideal for racking and storage. The spacious office includes a conference room, kitchen & server area and has split A/C for comfort. Additionally it has a large yard area and lean-to.

- **Approx. 18,900 sf. High-bay Warehouse space including:**
 - Enclosed tool storage area
 - Heavy duty Electrical
 - Compressed air “Ring-main”
 - Electrical and Air outlets at warehouse columns
 - LED lights in the warehouse
 - Overhead crane systems and swinging davit cranes

- **Approx. 2,500 sf. Office area including:**
 - Renovated offices & conference room
 - (4) Split System Air conditioning units.
 - Kitchen & break room
 - Private office bathroom
 - Warehouse bathrooms, showers and locker room

- **Approx. 4,000 sf. Lean-to building including:**
 - Three (3) enclosed bays with roll-up doors
 - One (1) open bay
 - Heavy-duty electrical

- **Approx. 21,600 sf. open Yard area:**
 - Fully fenced
 - Spacious turn around area for moving containers & equipment

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- Warehouse Space - \$ 1.10 / SF / Month Base Rent
 - Office Space - \$ 2.00 / SF / Month Base Rent
 - Lean-to Space - \$ 1.10 / SF / Month Base Rent
 - Open Yard Space - \$ 0.30 / SF / Month Base Rent

 - CAM - \$0.15 / SF / Month (2023)
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