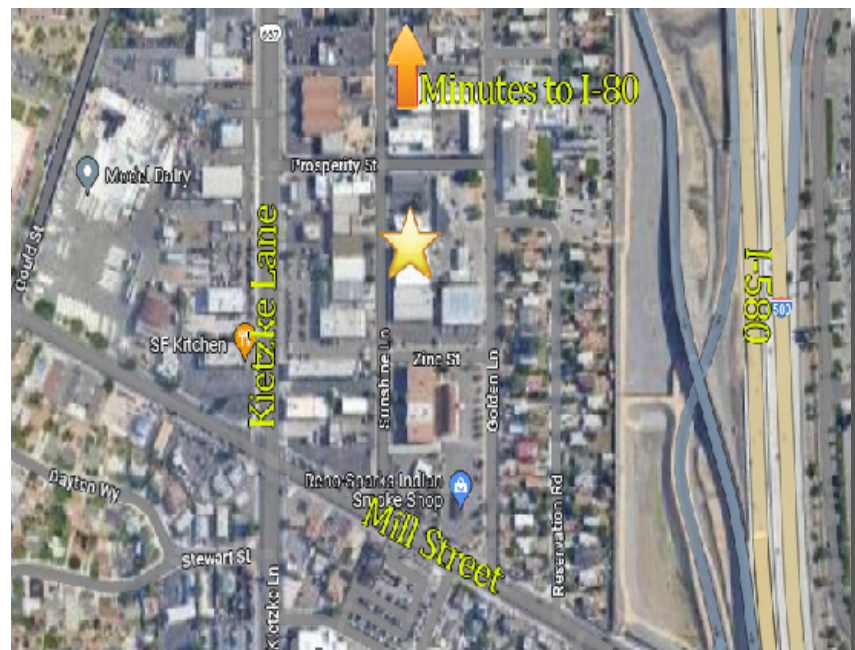


CLEAN PROFESSIONAL WAREHOUSE FLEX SPACE



PROPERTY SNAPSHOT

- \$0.95/Sq. Ft | \$0.15 NNN
- 13,270 Sq. Ft.
- 3-4 offices/conference room
- Video surveillance system
- One 18' grade level door with an automated roll up system
- One 15' roll up door
- 18' Clear Height in Warehouse Areas
- Well Maintained & Clean Throughout
- Convenient Access to I-80 & I-580



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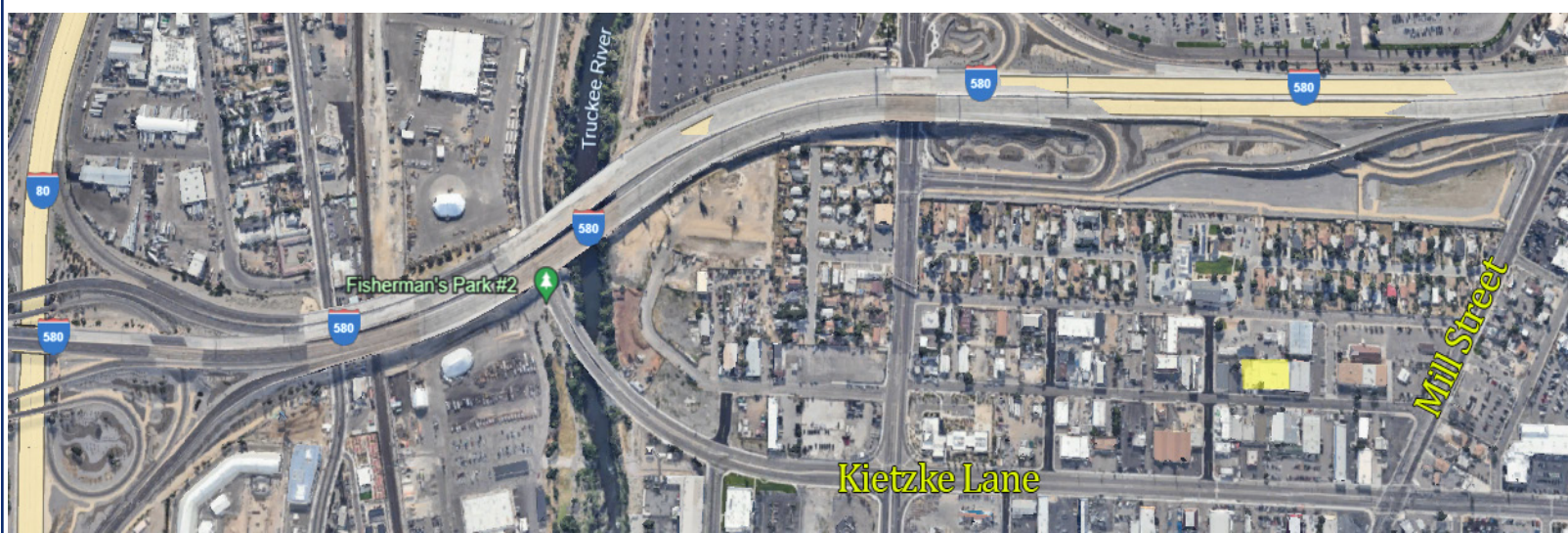
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ArchCrest Commercial Partners is excited to represent this great property. 580 Sunshine Lane is the perfect space for a large tenant's industrial needs. The flex space provides LED lighting throughout, new exterior lighting, a video surveillance system, large amount of warehouse space complete with a 15' roll up door and an 18' grade level door with an automated roll up system. There is also a large show room, a conference room, multiple storage rooms and 3-4 offices. In addition, a mezzanine in the warehouse provides additional storage and there is also a shipping/receiving office and the ability to park inside. This property provides everything needed to run your business efficiently.



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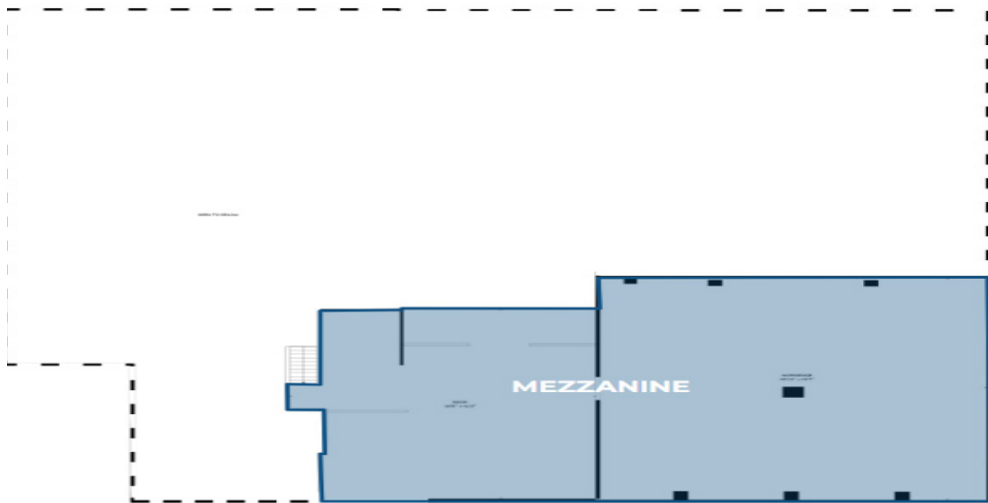
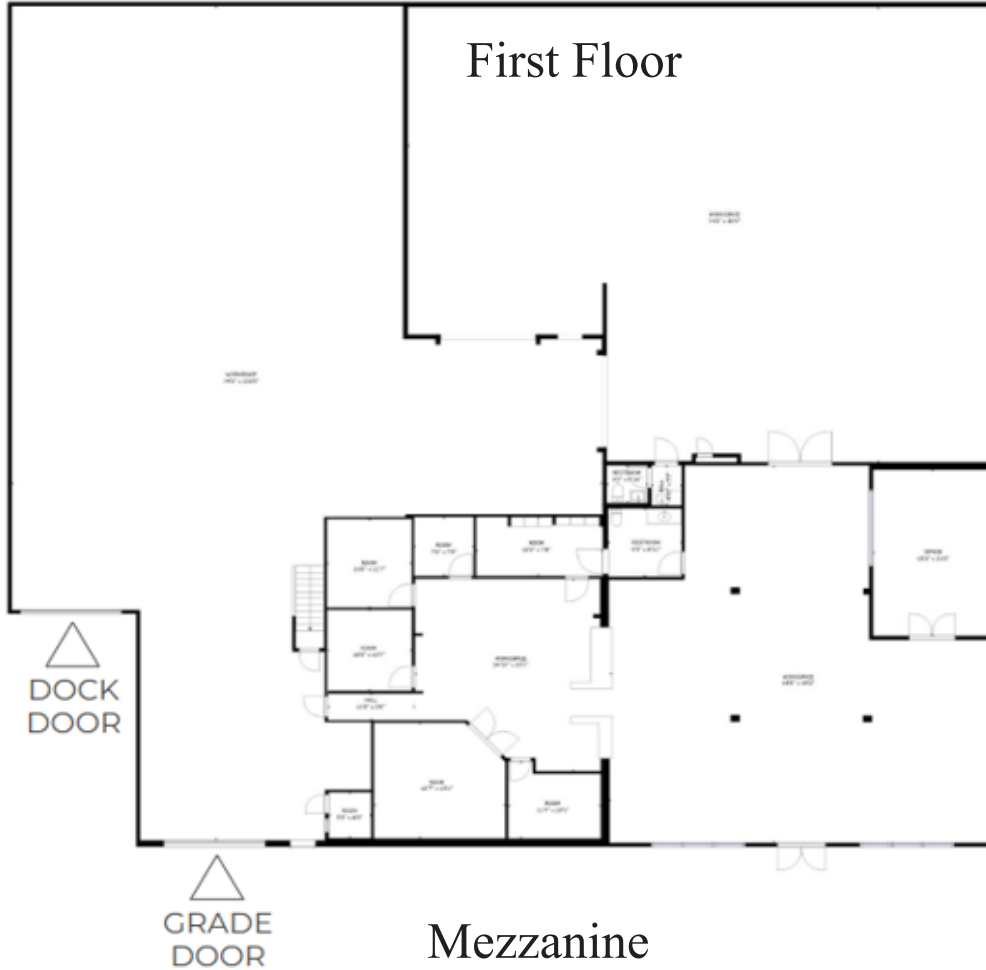
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