



Office/Warehouse with Yard For Lease

LEASE RATE: \$17.00/SF NNN

PROPERTY OVERVIEW

Available SF:	1,872 SF
Building SF:	7,490 SF
Lot Size:	43,560 SF
Year Built:	1981
Clear Height:	16'
Loading:	1 (10' x12') Drive-in Door/Unit
Zoning:	I-2
Power:	3-Phase, 200 amp (TBV)
Expenses:	\$4.05/SF (Taxes & Insurance)

PROPERTY/AREA DETAILS

Located just south of Dartmouth Avenue and west of South Santa Fe Drive, this functional property is ideal for tenants seeking ample parking/yard and easy southwest access. Unit B & D are available.

For more information, please contact:

CRAIG MYLES, SIOR

Vice President

303.570.9641

CMyles@PinnacleREA.com

JOE OWSTON

Associate Advisor

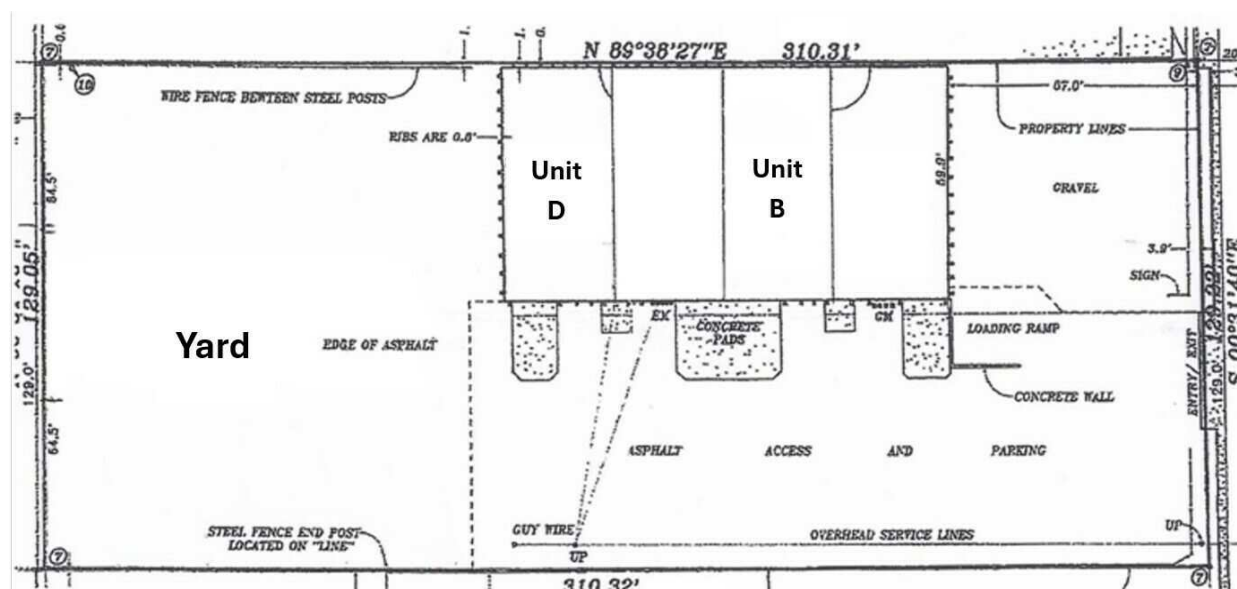
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