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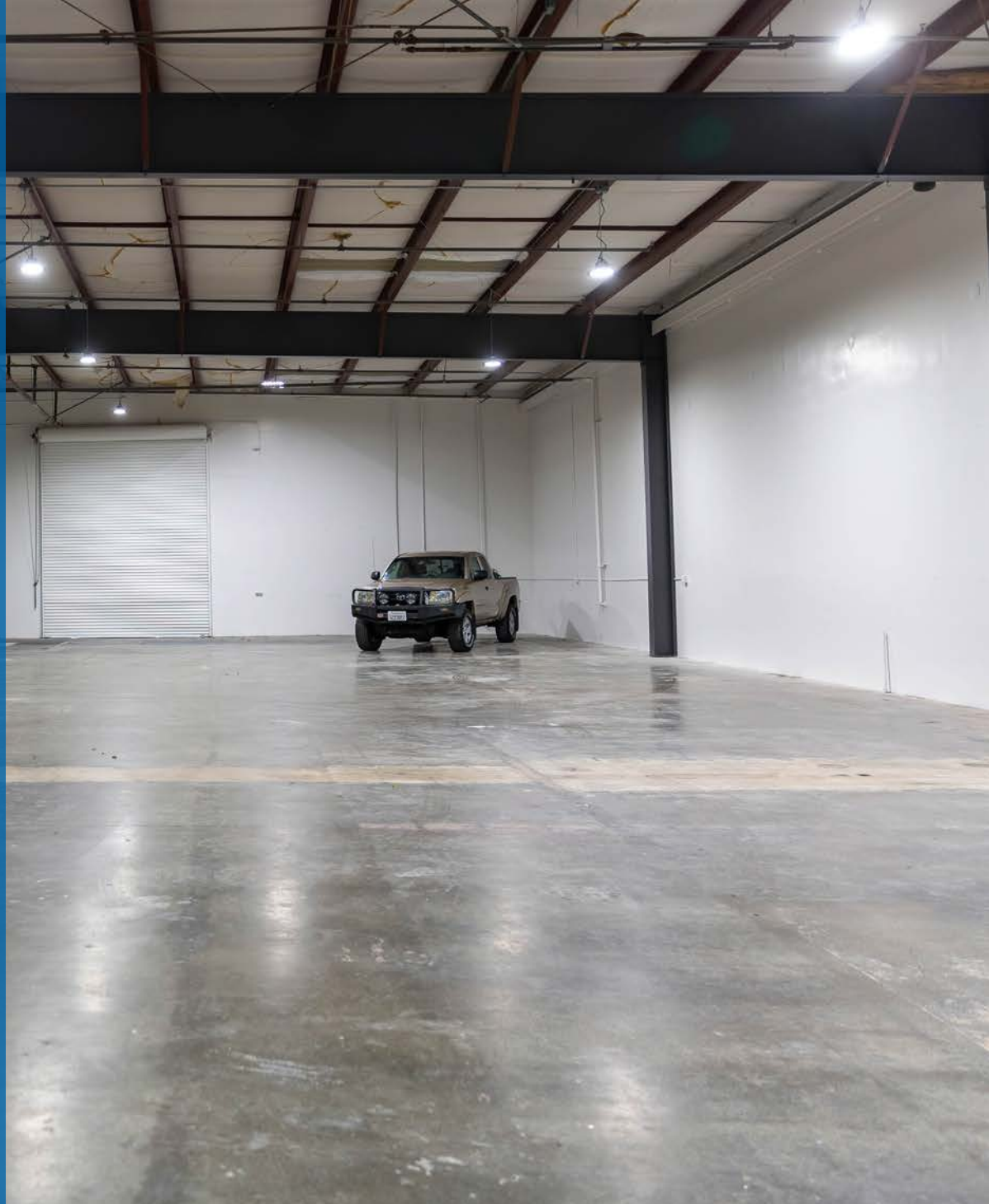


## PROPERTY HIGHLIGHTS

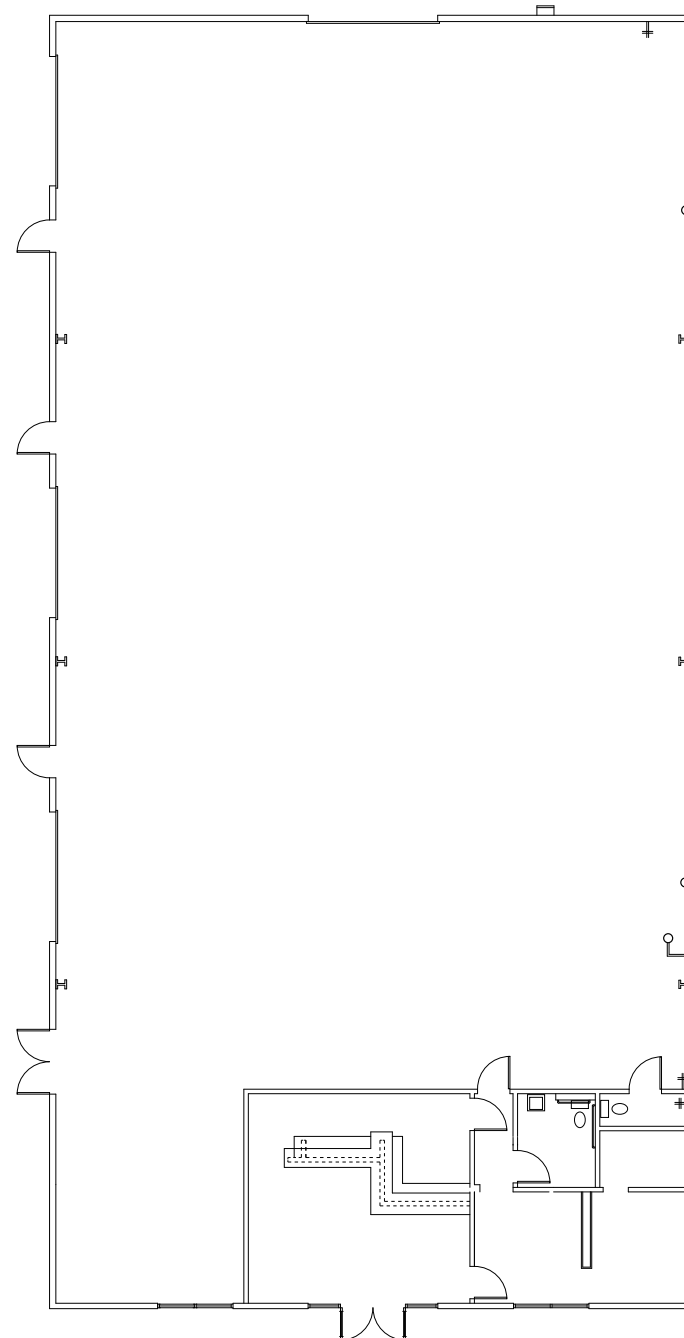
- $\pm 7,200$  SF Flex Building Available for Sale or Lease
- A freestanding, commercial warehouse/flex building consisting of  $\pm 7,200$  SF with  $\pm 1,000$  SF office,  $\pm 6,200$
- $\pm 8,000$  SF paved and fenced yard
- Newly updated with finished, stained concrete floors and exposed rafters and lighting in the warehouse
- Nice improvements to office portion including small open area for cubicles, two restrooms and the ability to have two private offices
- GL Doors: (4)  $\pm 12' \times 14'$
- Power: 208/120V, 3 PH
- Natural Gas
- Zoned Industrial per Town of Loomis

**LEASE RATE: \$1.35/SF NNN**

**CALL AGENT FOR PURCHASE OPTIONS!**



# FLOOR PLAN



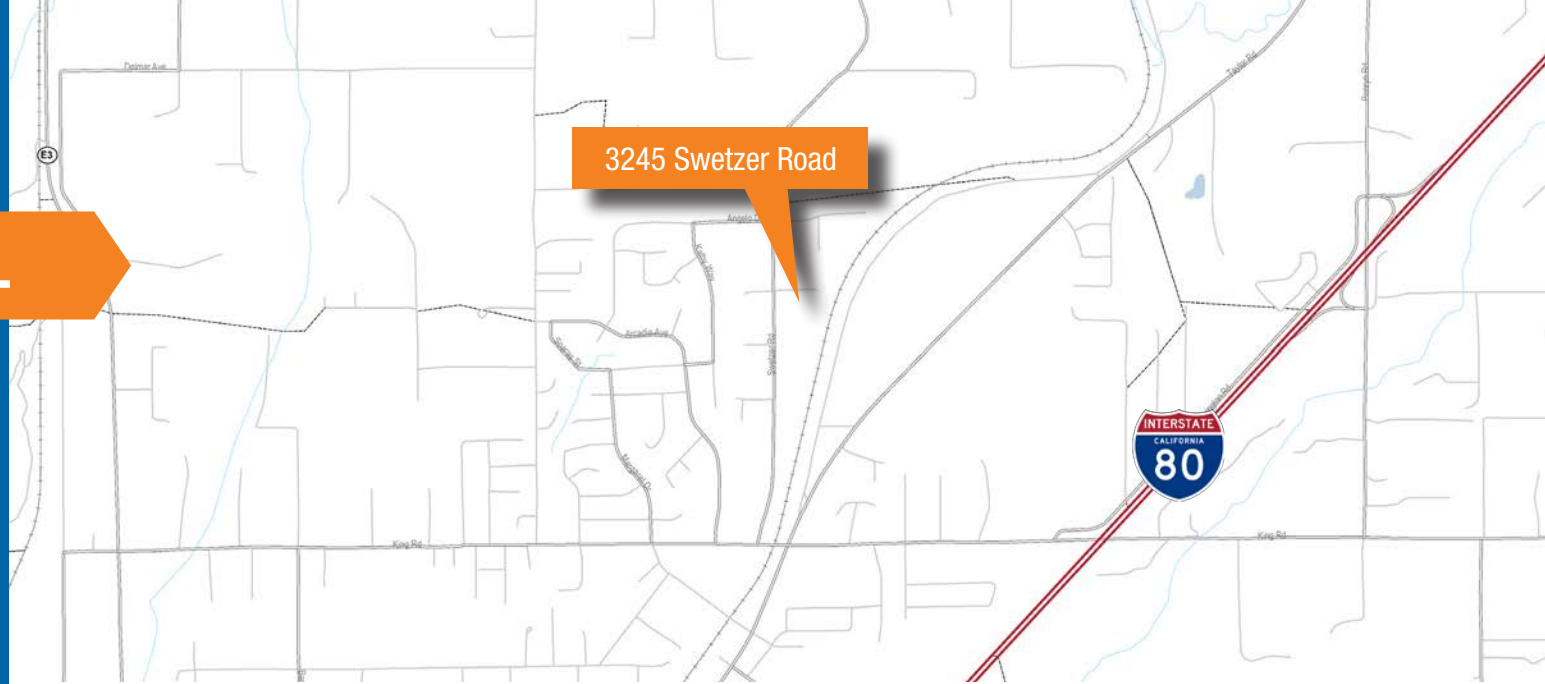
\* FLOOR PLAN IS NOT TO SCALE

## INTERIOR PHOTOS

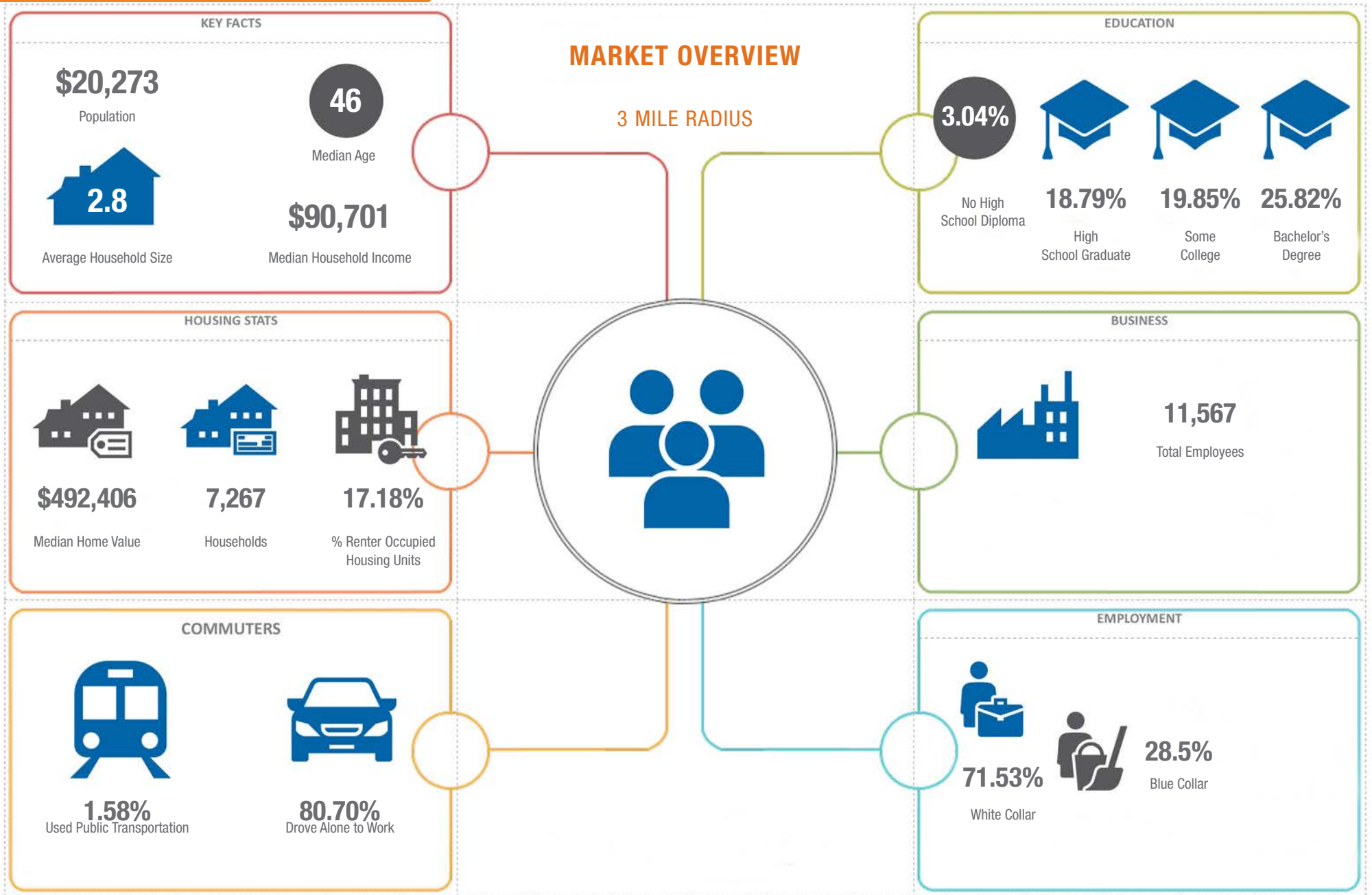




## PROPERTY AERIAL



# DEMOGRAPHICS







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