



**Robb Osborne**  
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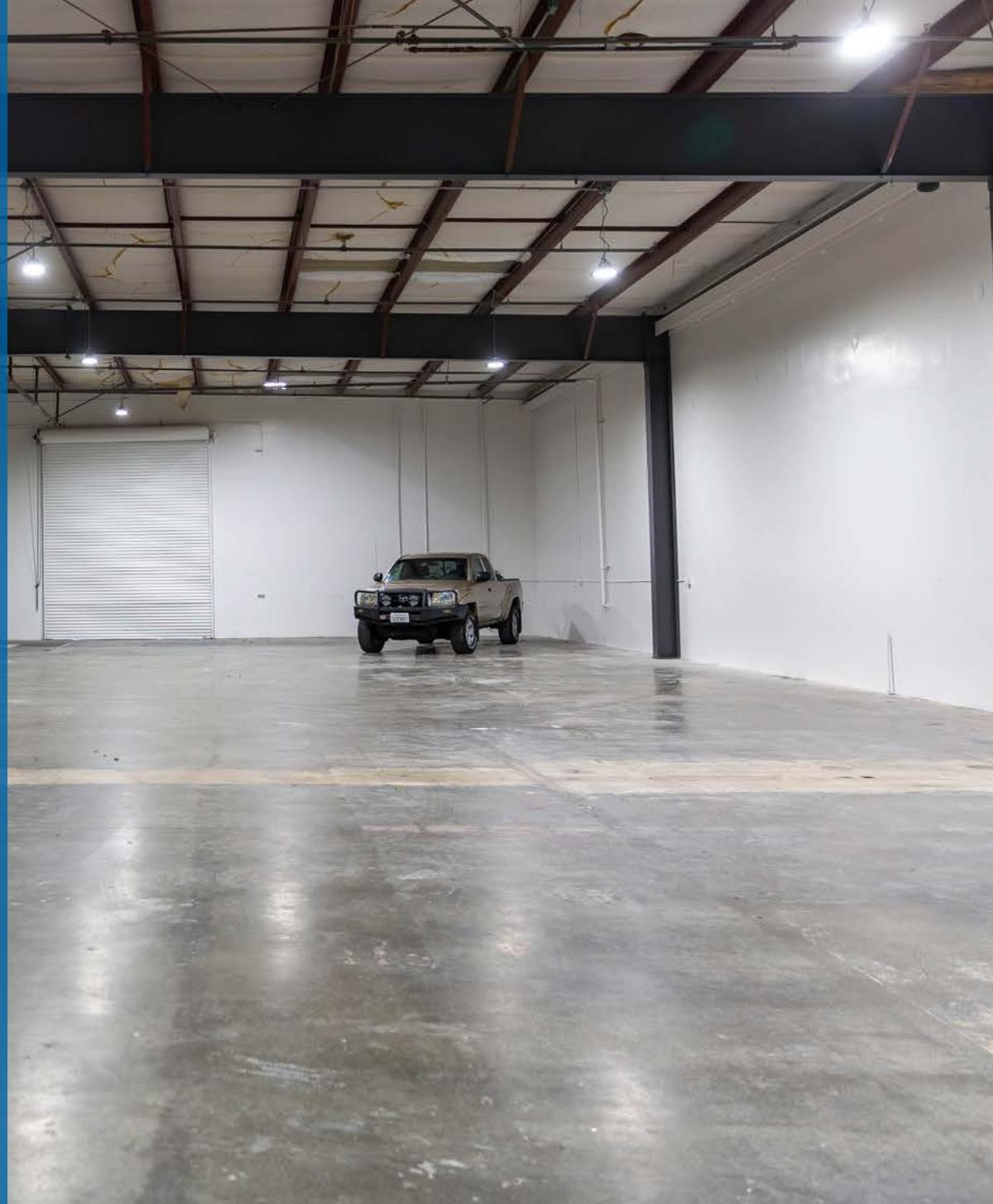
**Kannon Kuhn**  
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## PROPERTY HIGHLIGHTS

- $\pm$  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' x 14'
- Power: 208/120V, 3 PH
- Natural Gas
- Zoned Industrial per Town of Loomis

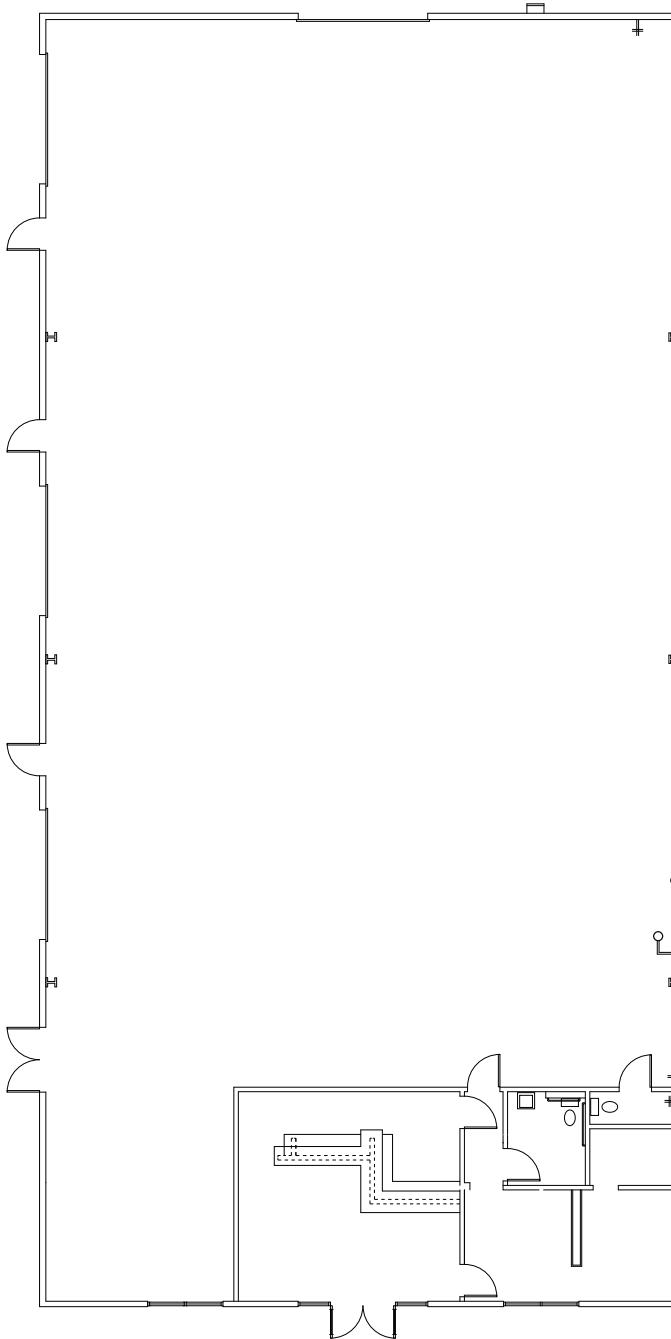
**LEASE RATE: \$1.35/SF NNN**

**CALL AGENT FOR PURCHASE OPTIONS!**



# FLOOR PLAN

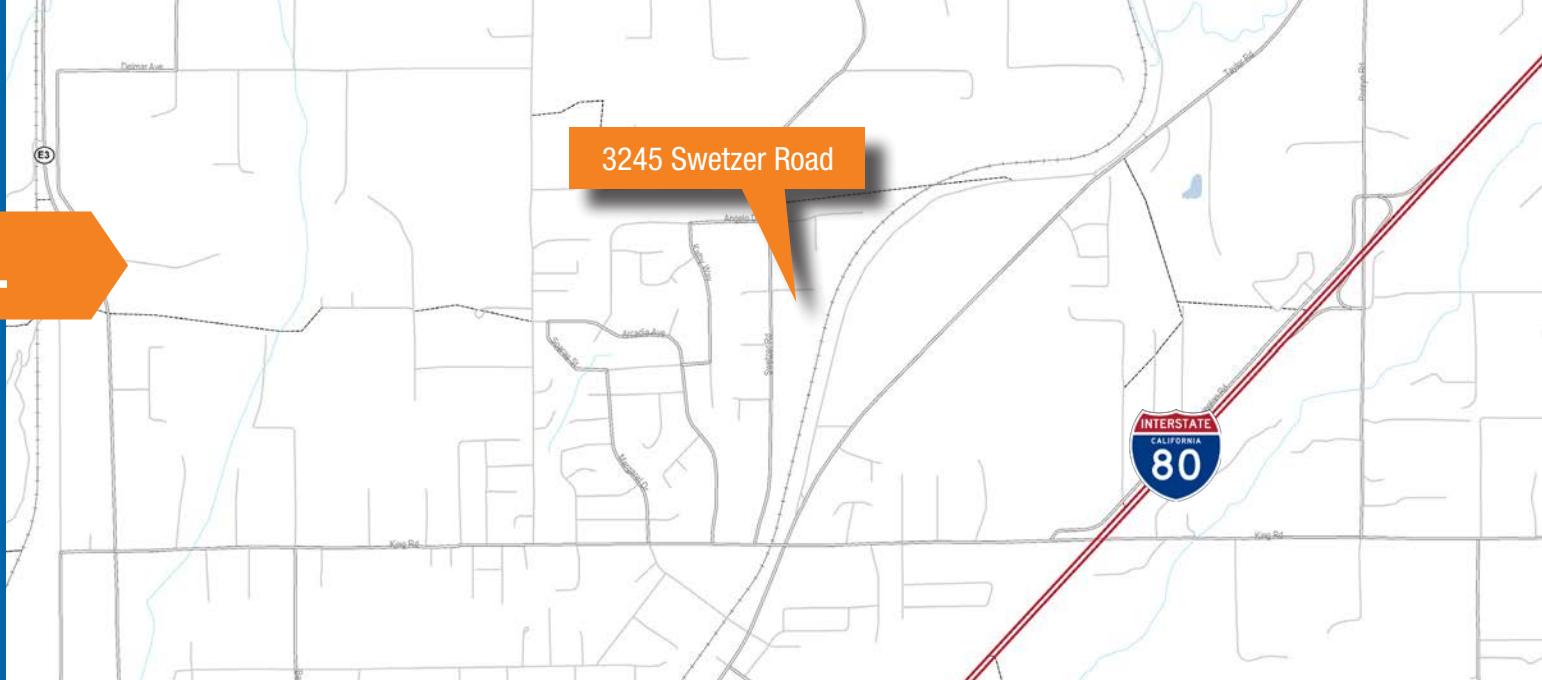
\* FLOOR PLAN IS NOT TO SCALE



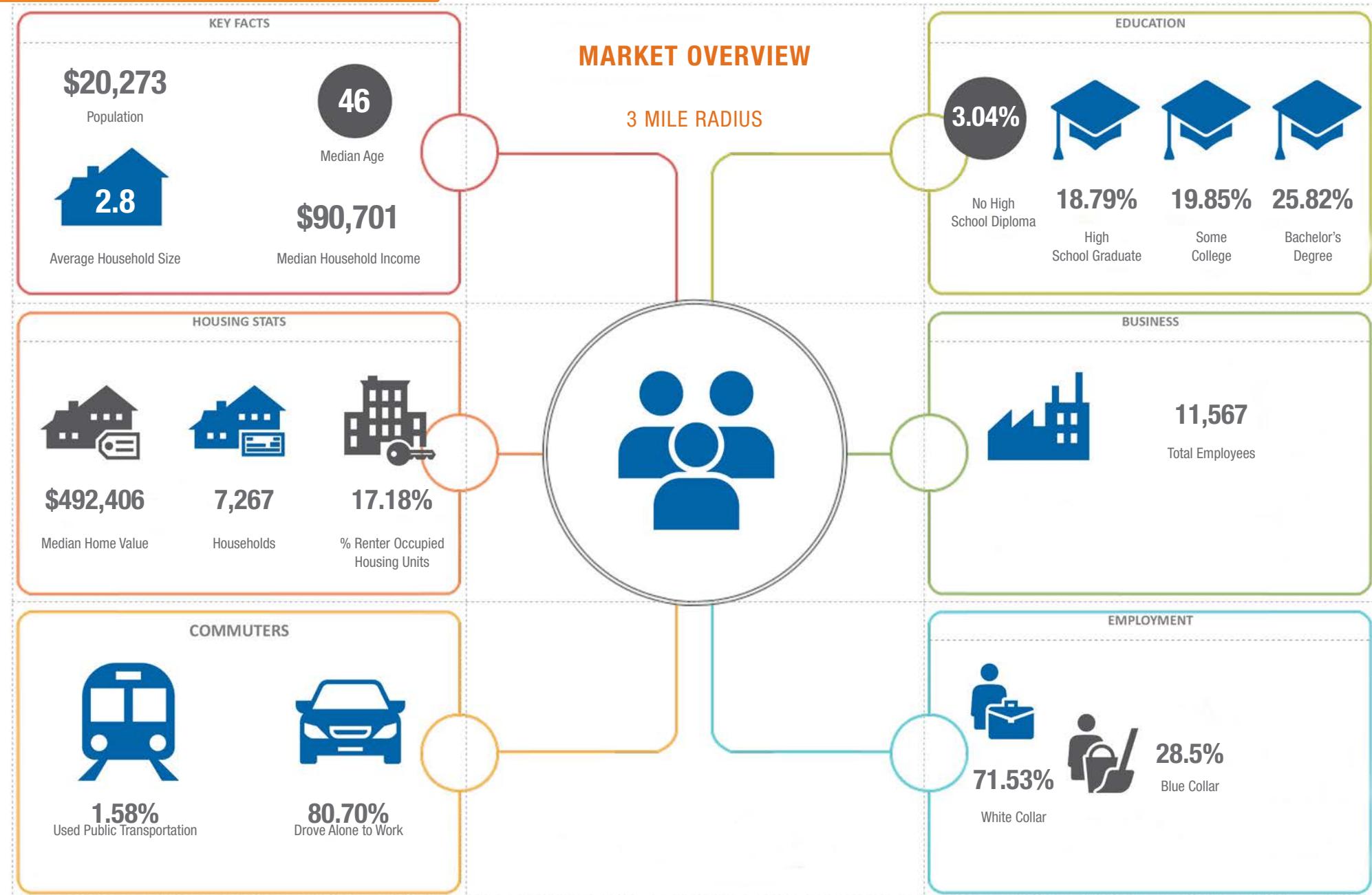
## INTERIOR PHOTOS



## PROPERTY AERIAL



# DEMOCRAPHICS





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