



\$0.90 ~~\$1.10~~ PSF MG
Starting Monthly Lease Rate



12,000± SF
Plus Approved Mezzanine with Forklift Access

Features

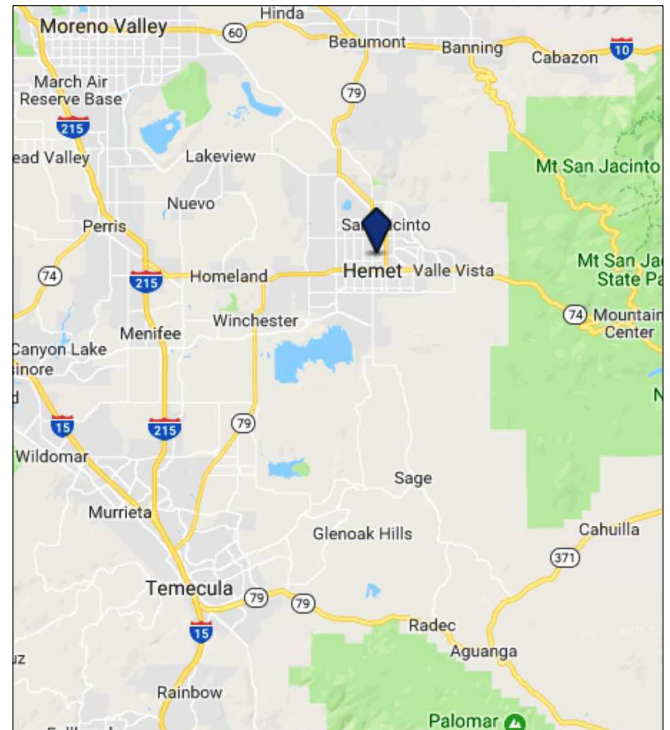
- Completed renovations include new siding, new security gates, paint, restroom, and wet bar
- Two 12' x 14' ground level doors
- 18' - 20' clear height
- 400 amp, 3 phase power
- Lease Rate: \$0.90 ~~\$1.10~~ PSF MG

Location

This single story industrial warehouse building is situated on an approximate one-half acre parcel conveniently located just off State Street and highly visible along the frontage.

This newly renovated property benefits from being in the highly flexible M-1 (Limited Manufacturing) zone. There are an adequate number of offices in the front of the building, representing about 10% of the overall buildout.

445 E. Menlo is a well located, easy to maintain property with solid, successful local neighbors. At \$1.10 PSF, with no CAMs or NNNs, the property represents a great value and a superb location for industrial users.



Exclusively Marketed By:



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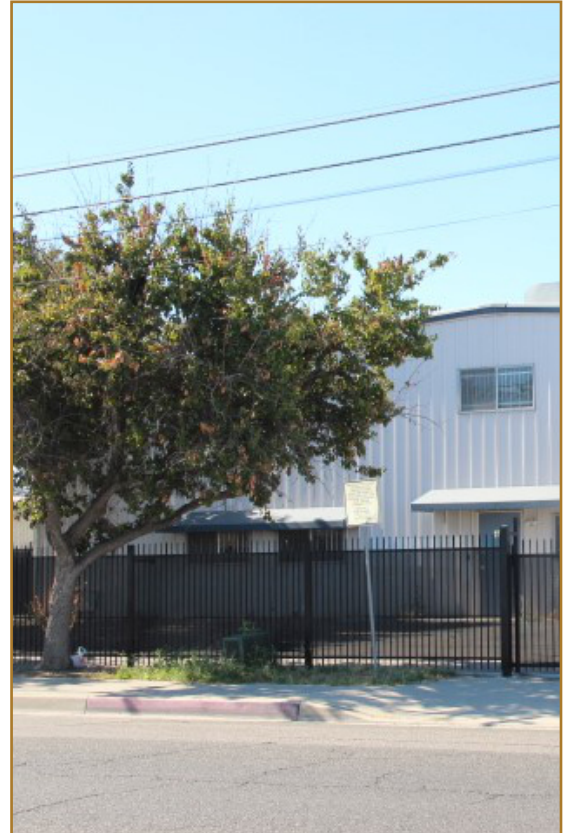
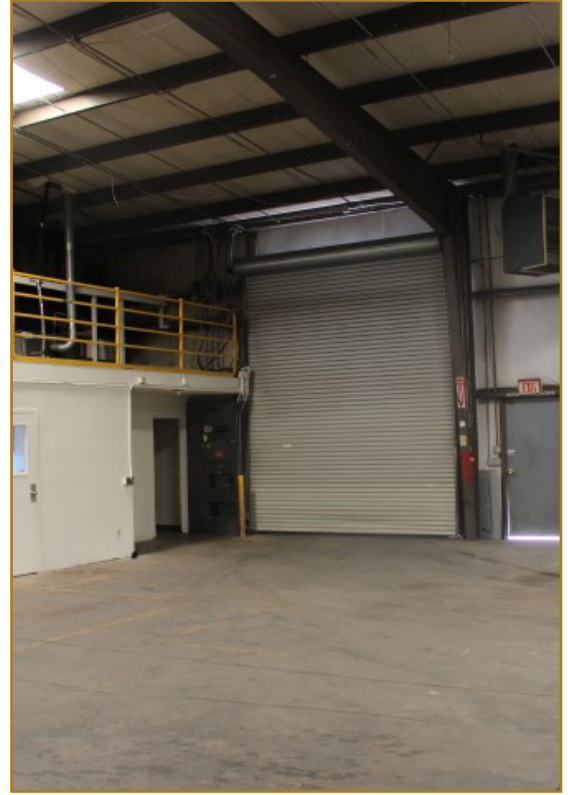
PROPERTY PHOTOS



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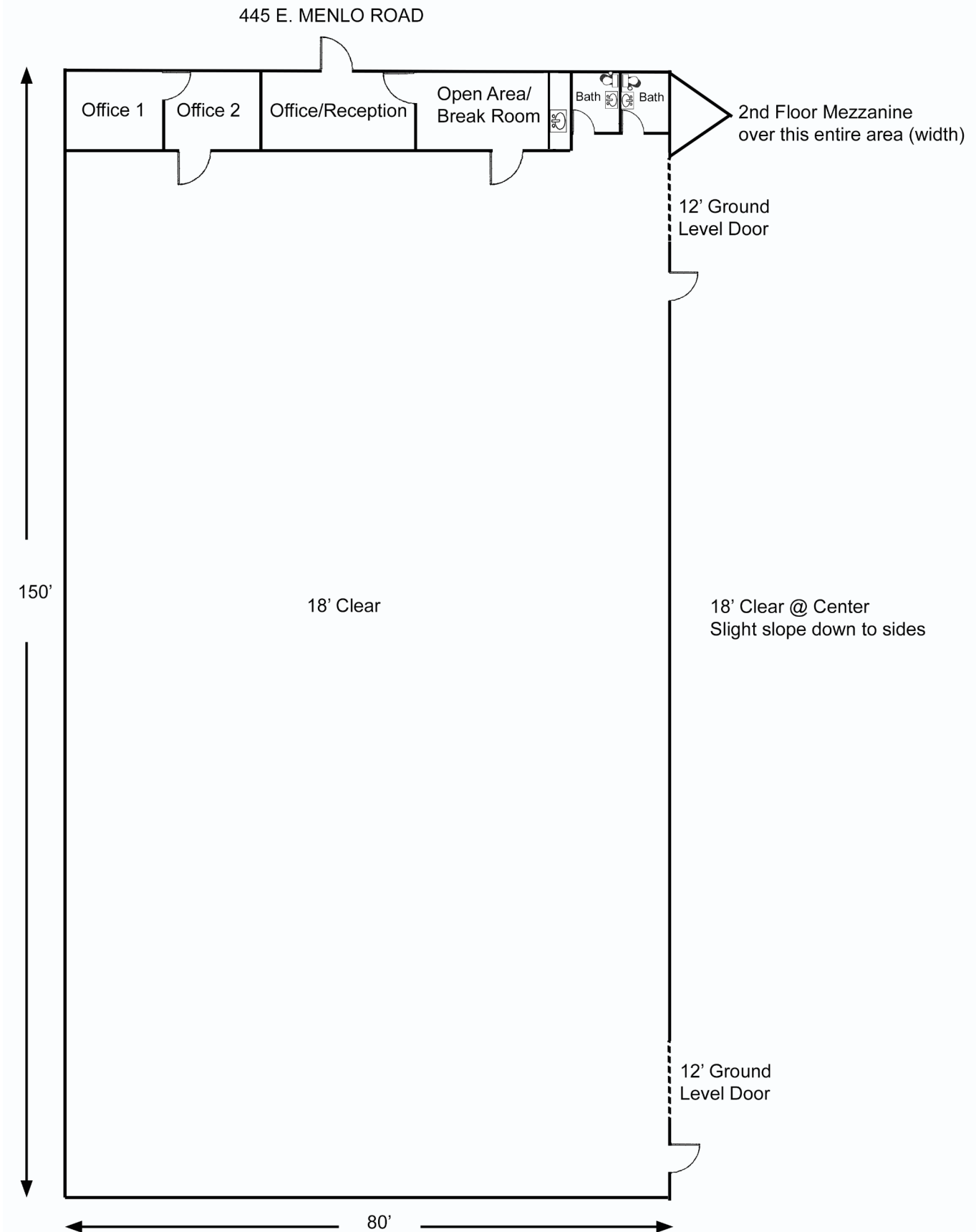
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