

# 17,793 SF AVAILABLE FOR LEASE

# SPACE HIGHLIGHTS

**ASKING RATE** \$13.25/SF NNN

WAREHOUSE SIZE ±14.293 SF

LOADING DOORS (1) DOCK DOOR (1) DRIVE-IN W RAMP

FIRE SUPPRESSION WET

OPEX\*\* \$4.13 PSF

**EXISTING OFFICE** ±3,500 SF

**PARKING RATIO** 1.40/1.000

YEAR BUILT 1987

**MONTHLY RATE\*** \$26.414.44

**CLEAR HEIGHT** 24'

ZONING AC-3

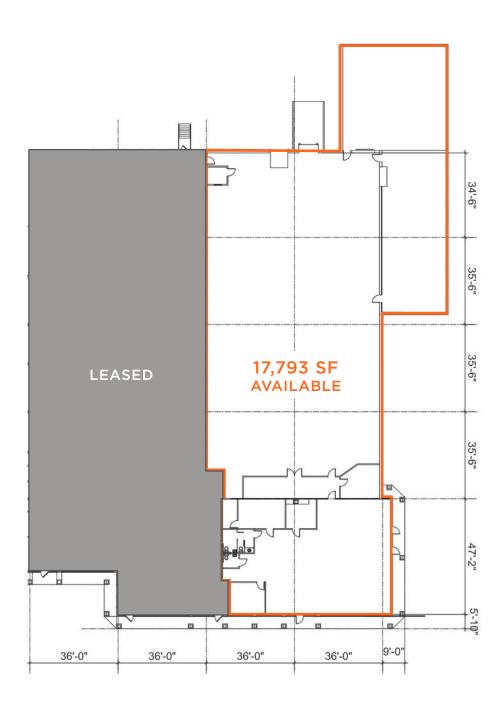
**AVAILABILITY IMMEDIATELY** 

\*Sales Tax Included \*\*Denotes Estimated Operating Expenses for 2024

# CONTACT INFORMATION

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