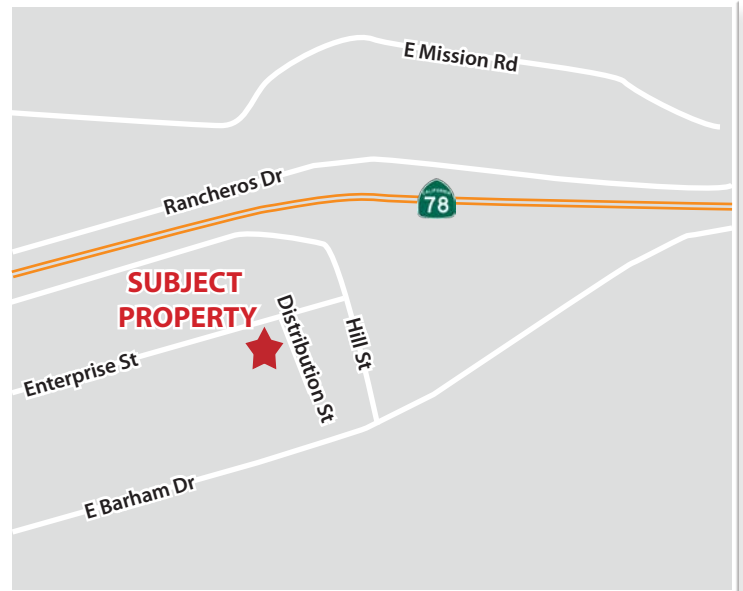




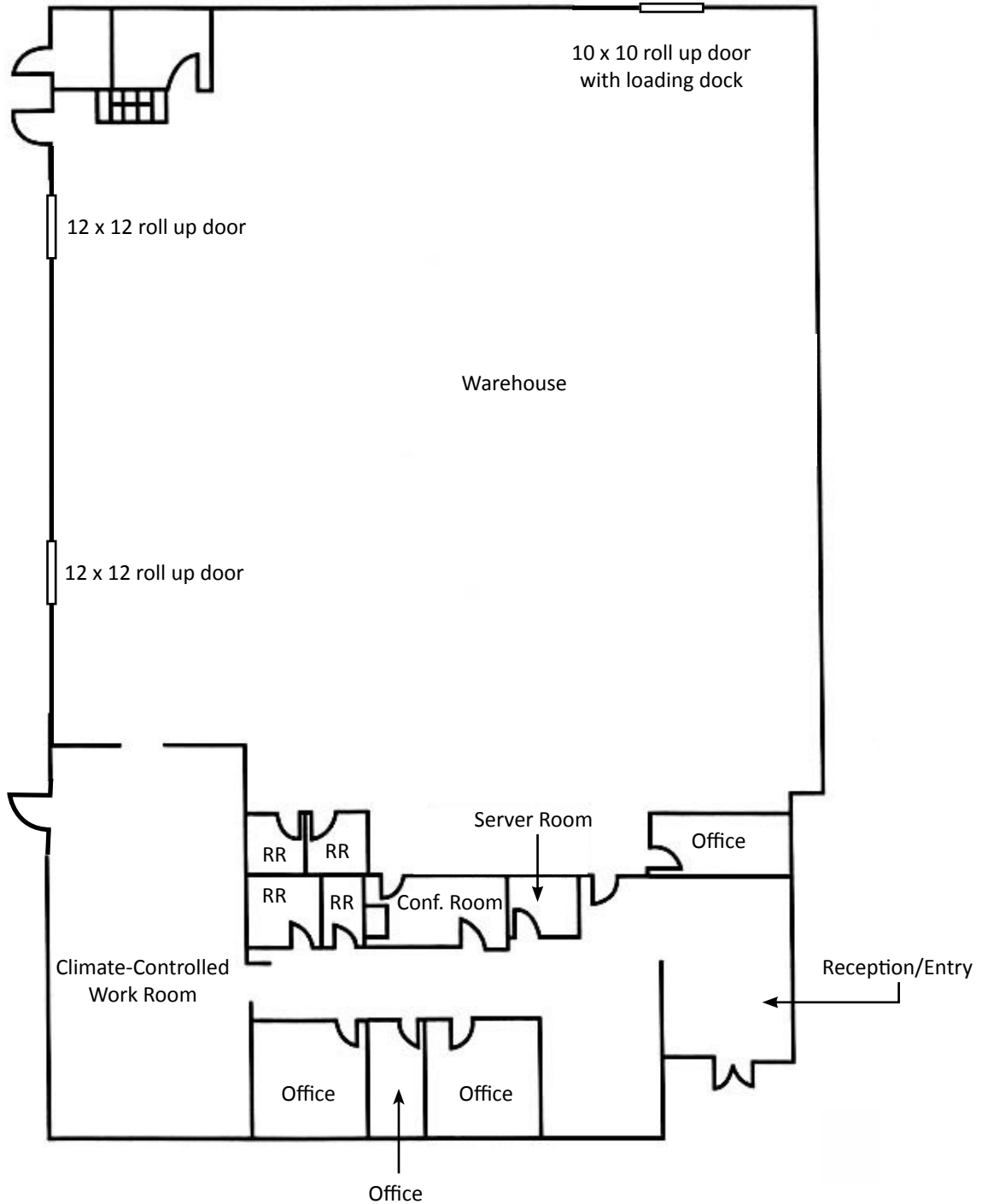
## BUILDING AMENITIES

- Approx. 10,252 SF free standing building on large, 52,707 SF lot
- Extra parking on oversized lot
- 500 Amps, 120/208 V. power
- 16 - 18' clear height
- 3 grade level doors with one side loading dock
- Bonus storage mezzanine
- Excellent access to 78 freeway and Interstate 15
- Centralized North County location
- **Shown by appointment only**
- **Call Broker for access**

LEASE RATE: ~~-\$0.85 PSF PER MONTH GROSS~~  
\$0.75 PSF PER MONTH GROSS



### FLOOR PLAN:





DRIVE AROUND ACCESS



EXTRA PARKING LOT IN REAR



REAR & SIDE LOADING