



## **2,500 SF Office Space**

### **Lease Rate: \$7.75 PSF NNN**

Efficient office space with two drive-in doors, perfect for a variety of office users. Expose your brand to over 60,000 cars per day with signage facing I-80 express. Excellent central location located only minutes from I-80 and I-680.

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**EXPOSURE TO MORE THAN  
60,000 CARS DAILY!**



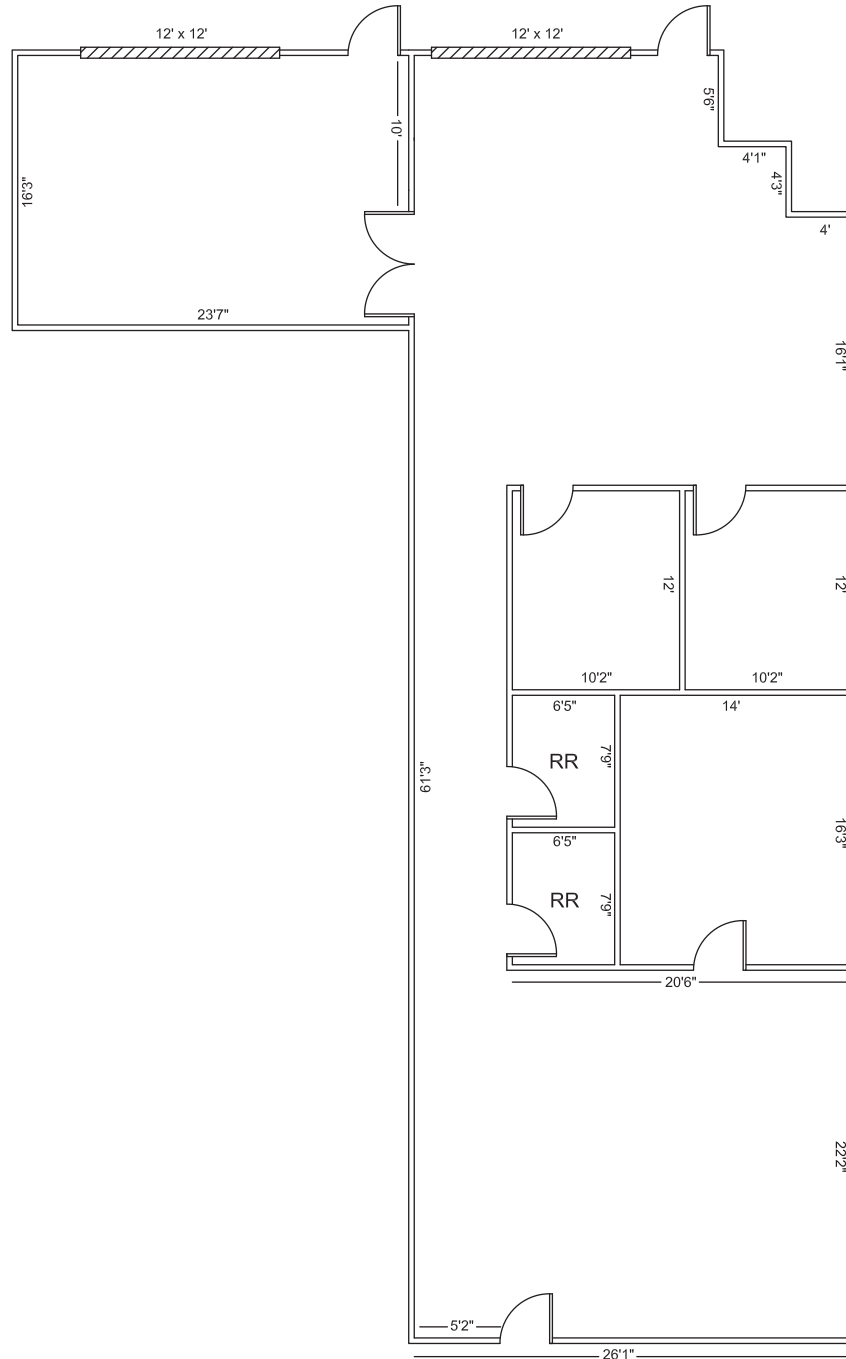
## Availability

Lease Rate	\$7.75 PSF NNN
NNN Expenses	\$3.50
Total Available	2,500 SF
	2,150 SF (Office Space)
	350 SF (Warehouse Space)

## Property Highlights

Building Size	11,593 SF
Building Construction	Block
Year Built	2000
Total Site Area	1.09 AC
Zoning	GI-MD
Clearance Height	9' x 13'
Drive-In Doors	2 - (12' x 12')

## Floor Plan



\*\* Floor plan measurements are approximate and are for illustration purposes only.

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