

FOR LEASE

McGrath Highlands Industrial Center

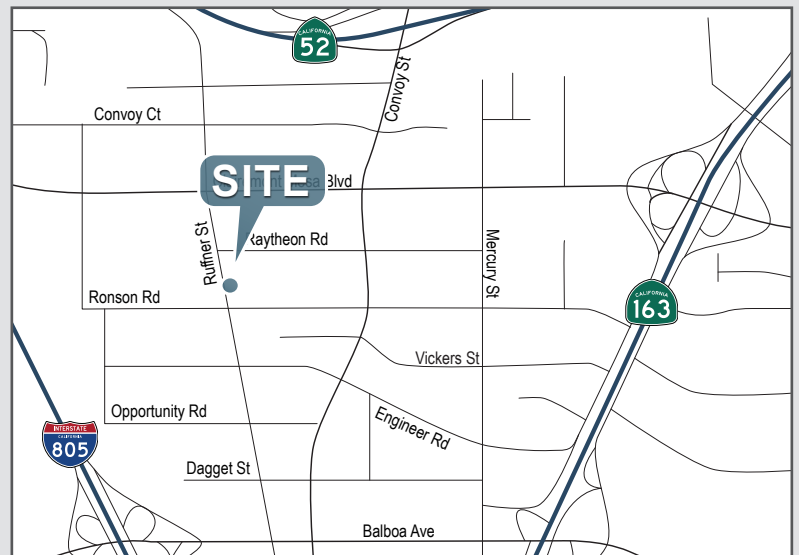
Ruffner Street | Raytheon Road | Ronson Road



**4% BROKERS FEE FOR
LEASES OF 3+ YEARS**

FEATURES

- Three buildings totaling ±52,800 SF
- Bay sizes from ±4,800 SF and up
- 16' clearance
- Grade level truck doors
- Buildings have gas
- Outstanding freeway access
- Automotive uses allowed
- 4% commission bonus
- Availabilites & floor plans on reverse side



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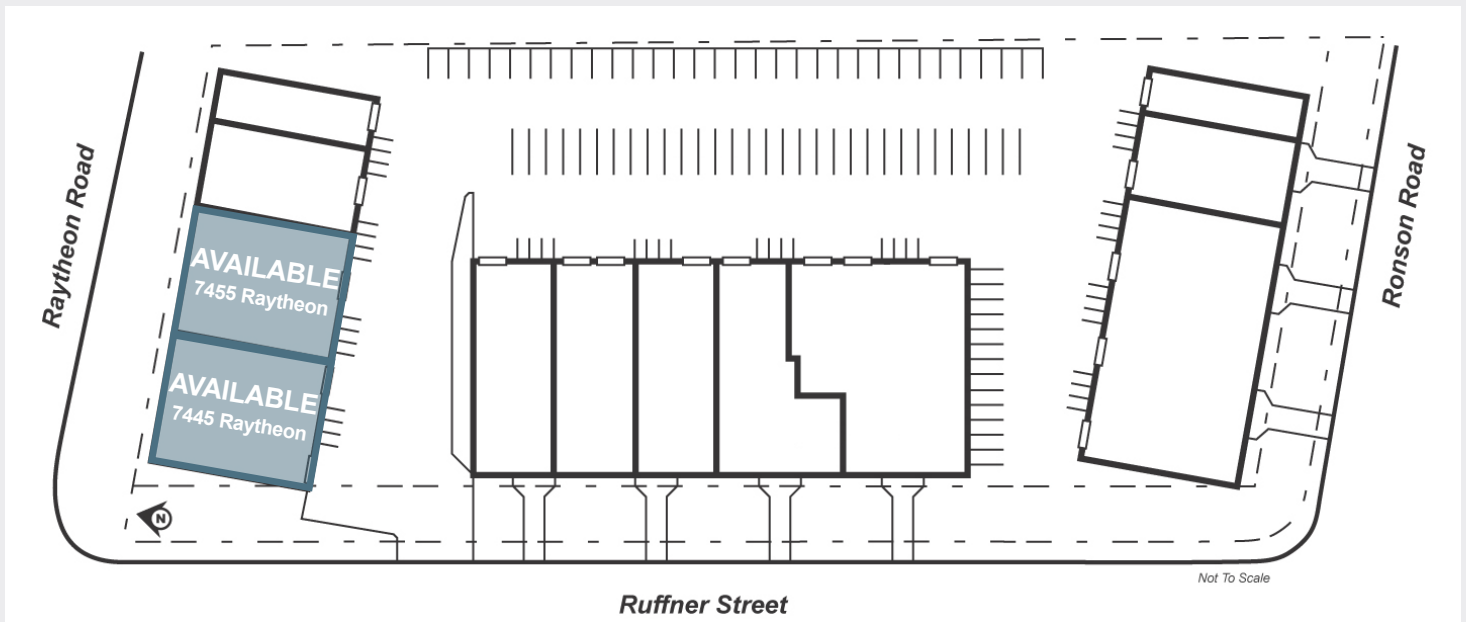
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Availabilities

	Size	Loading	Rent	Comments
7445 RAYTHEON ROAD*				
	±4,800 SF	2 Grade Level (10' x 14')	\$0.75 NNN (NNN=\$0.29)	Corner location; HVAC maintenance & repairs included in NNN; fenced yard possible for additional rent
7455 RAYTHEON ROAD*				
	±4,800 SF	1 Grade Level (10' x 14')	\$0.73 NNN (NNN=\$0.29)	25% office; oversized grade level truck door

*Can be combined for total of ±9,600 SF



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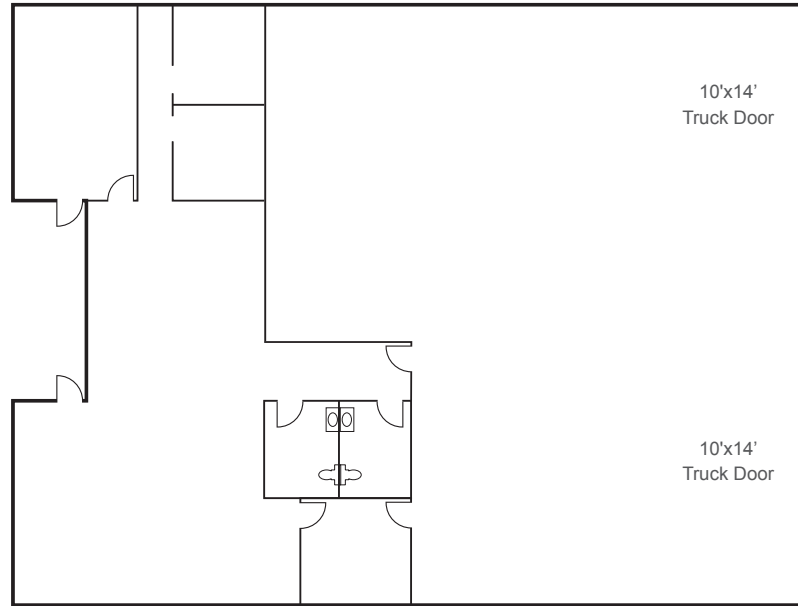
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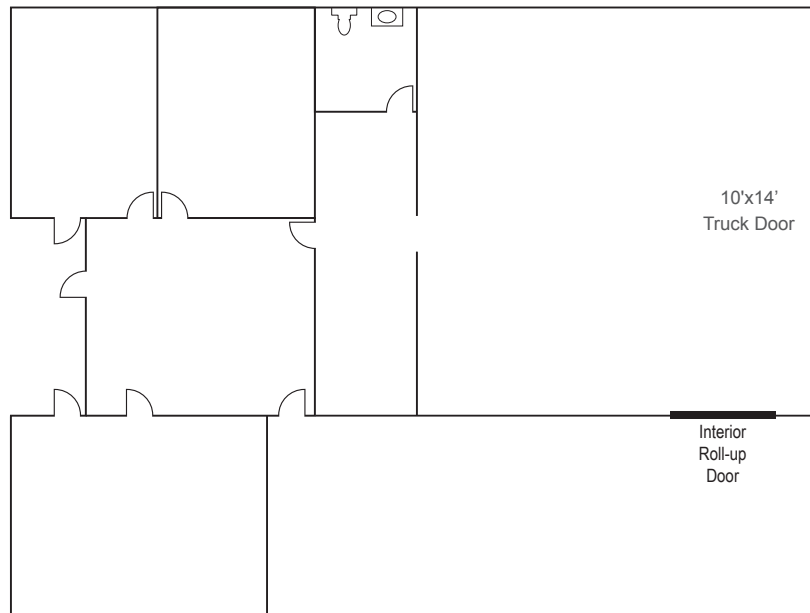
7445 Raytheon Road

4,800 SF
30% Office
2 Truck Doors



7455 Raytheon Road

4,800 SF
25% Office
1 Truck Door



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