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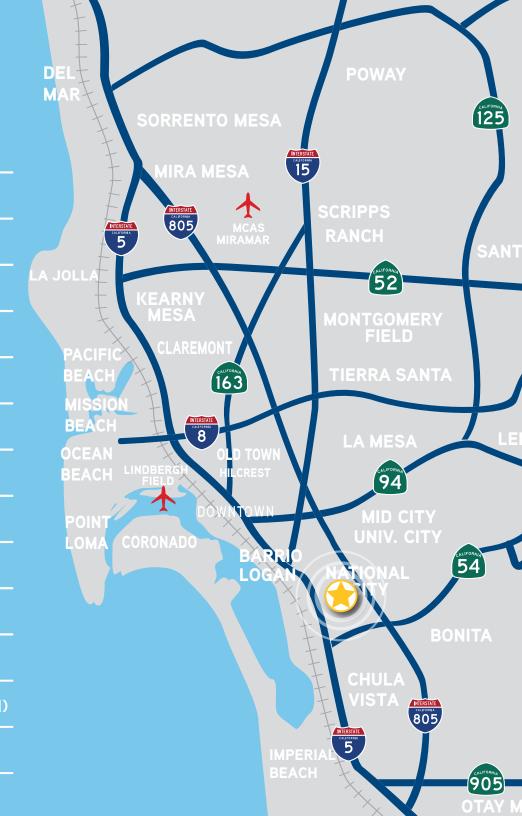
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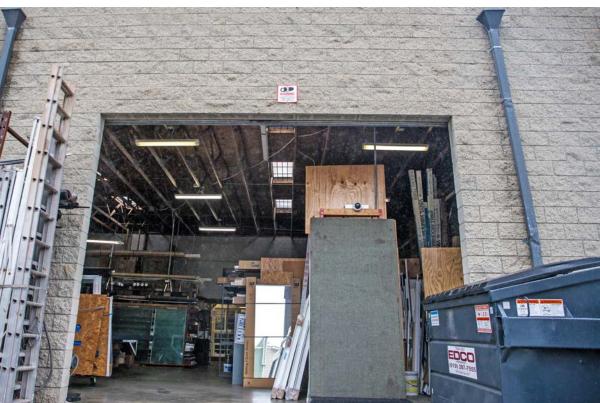


PROPERTY OVERVIEW

- > Excellent HIGHLAND AVE visibility
- > 6,200 SF Multi-Use Building Divisible to 3,000 SF
- Retail, Showroom, Office, Warehouse
- > Zoning: MXC-2
- > 13,500 SF parcel
- > 15' High roll-up door with fenced in loading/storage area
- > Engineered for 4,000 SF 2nd floor
- > Ample parking for commercial/wholesale use
- > Superior concrete block construction
- > Excellent access to freeways
- > Multi-tenant potential infrastructure
- > Corner location with immediate access to prime retail
- > Sale Price: \$1,750,000 \$1,695,000 (Owner Financing Considered)
- > Lease Rate: \$1.70/SF NNN (Tenant Improvements Negotiable)













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