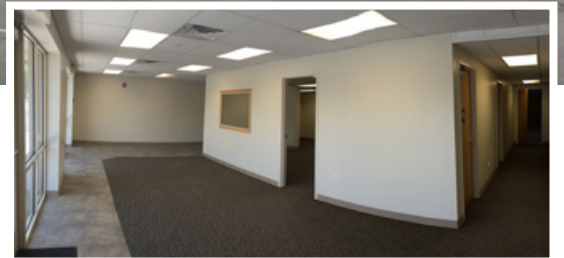
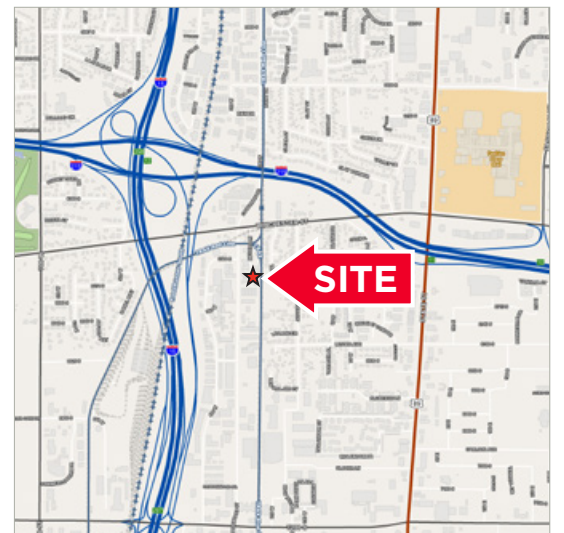


8,807 SF



Property Highlights

- **Lease Rate:** \$4,800 per month, NNN
(\$0.55/SF x total area)
- **Area Breakdown:**
 - Warehouse: 5,436 SF (includes inside dock area)
 - Office: 1,691 SF
 - 2nd Level Office: 1,680 SF (partial build-out)
 - Total Area: 8,807 SF
- **Footprint:** 7,127 SF
- **Zone:** M-G-C
- **APN:** 21244040110000
- **Legal Description:** Unit 1, Cottonwood Landing Commercial Condo Amd & Ext., plus the adjacent recessed dock area



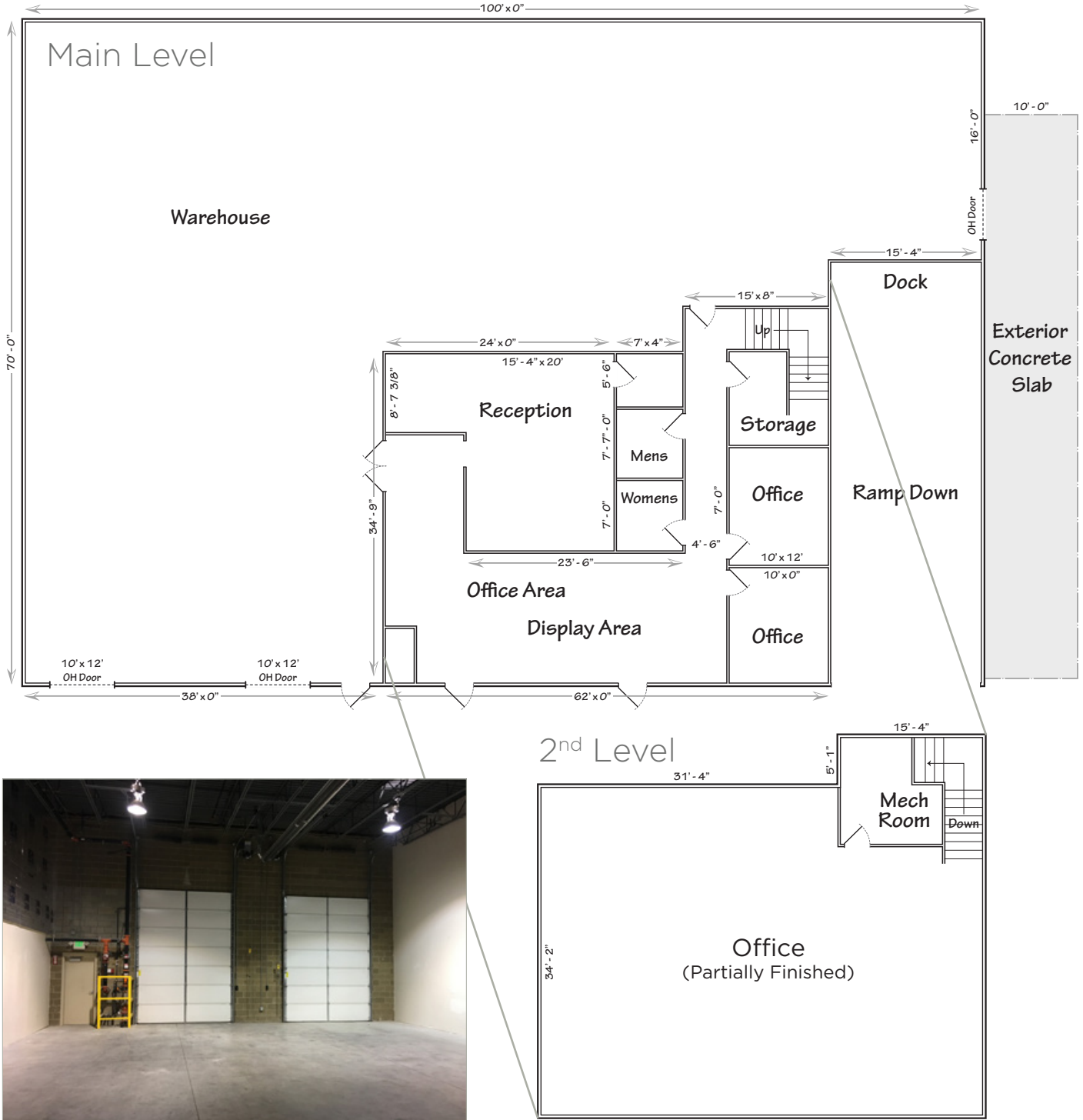
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