



**2,000 SF Industrial Space**  
**Lease Rate: \$6.50 PSF NNN**

Great location with easy access to I-80 and L Street visibility.  
Mix of office/warehouse space available. Great for a small contractor looking for move-in ready space.

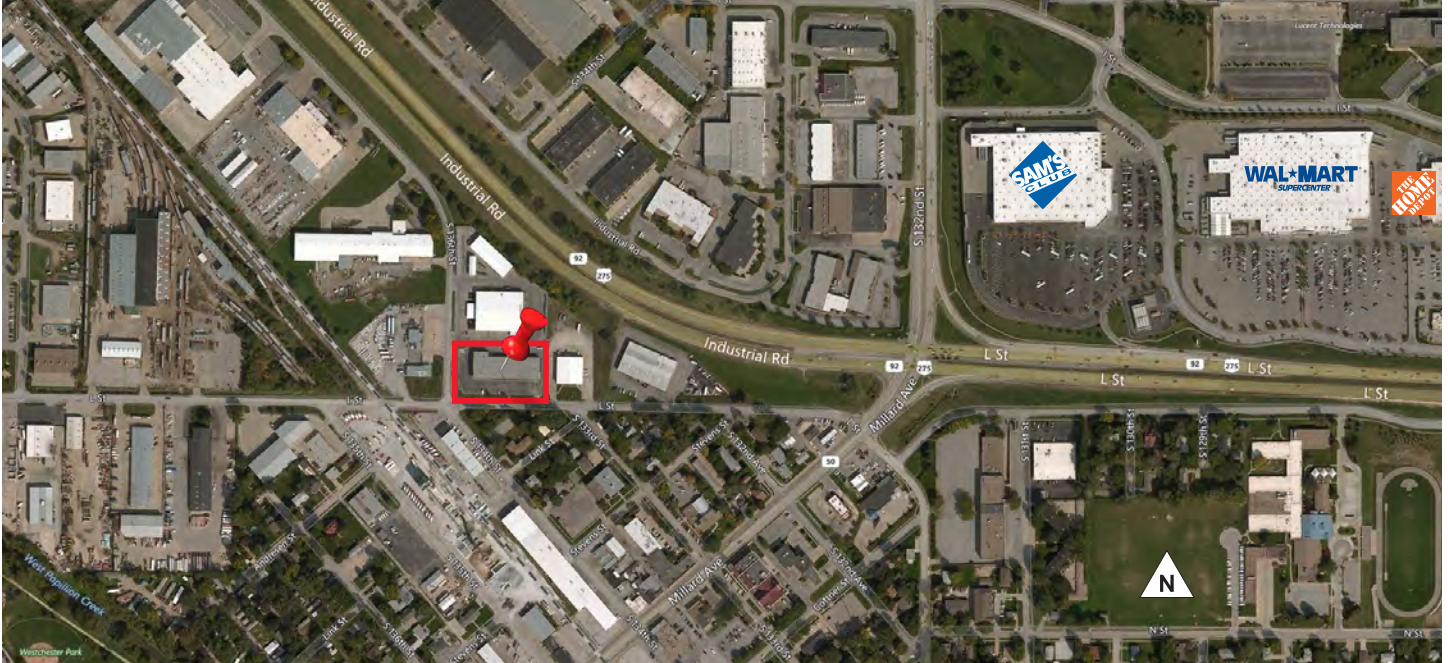
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**Availability**

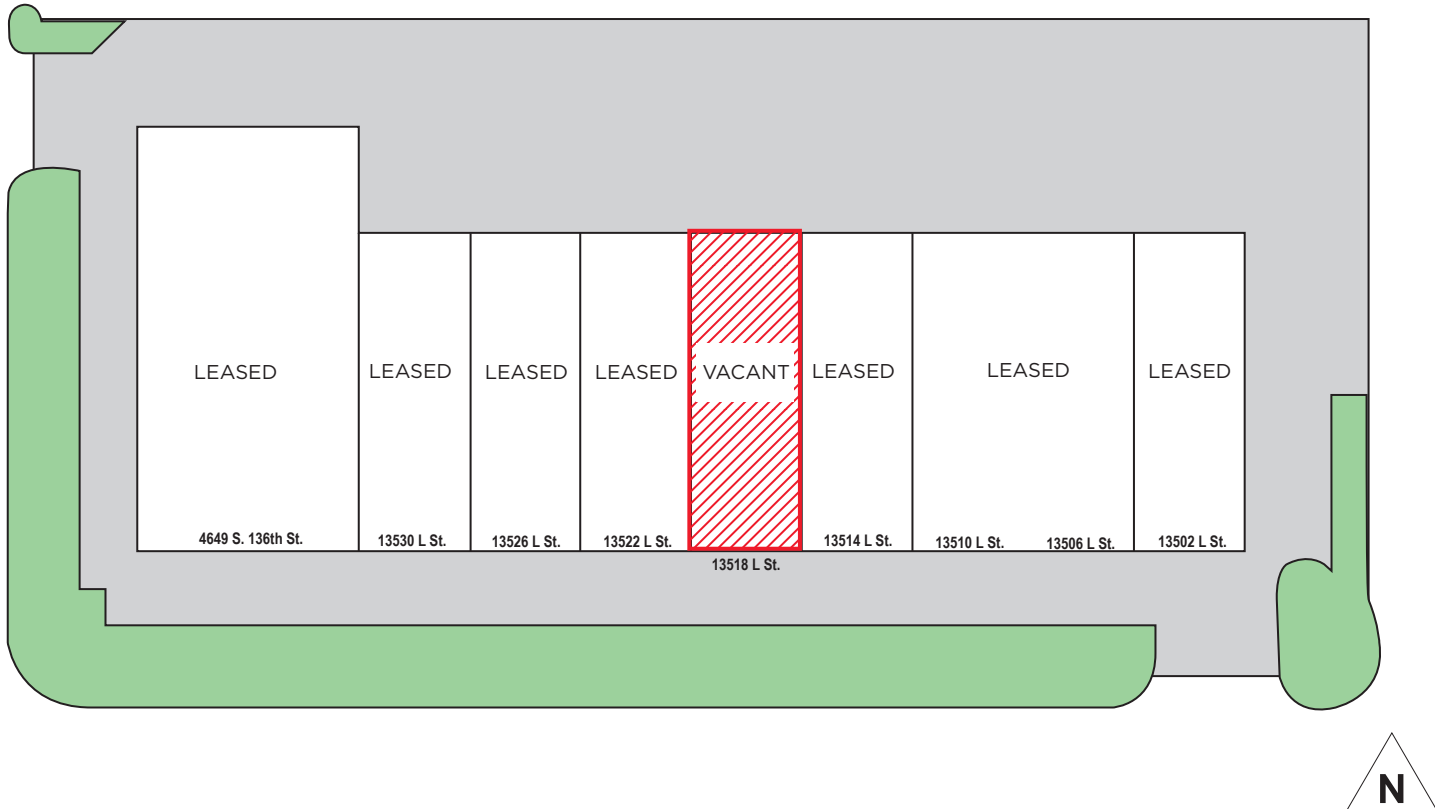
Lease Rate	\$6.50 SF NNN
Total Available	2,000 SF
Total Contiguous	2,000 SF

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
13518	2,000 - 2,000	\$6.50	Immediately

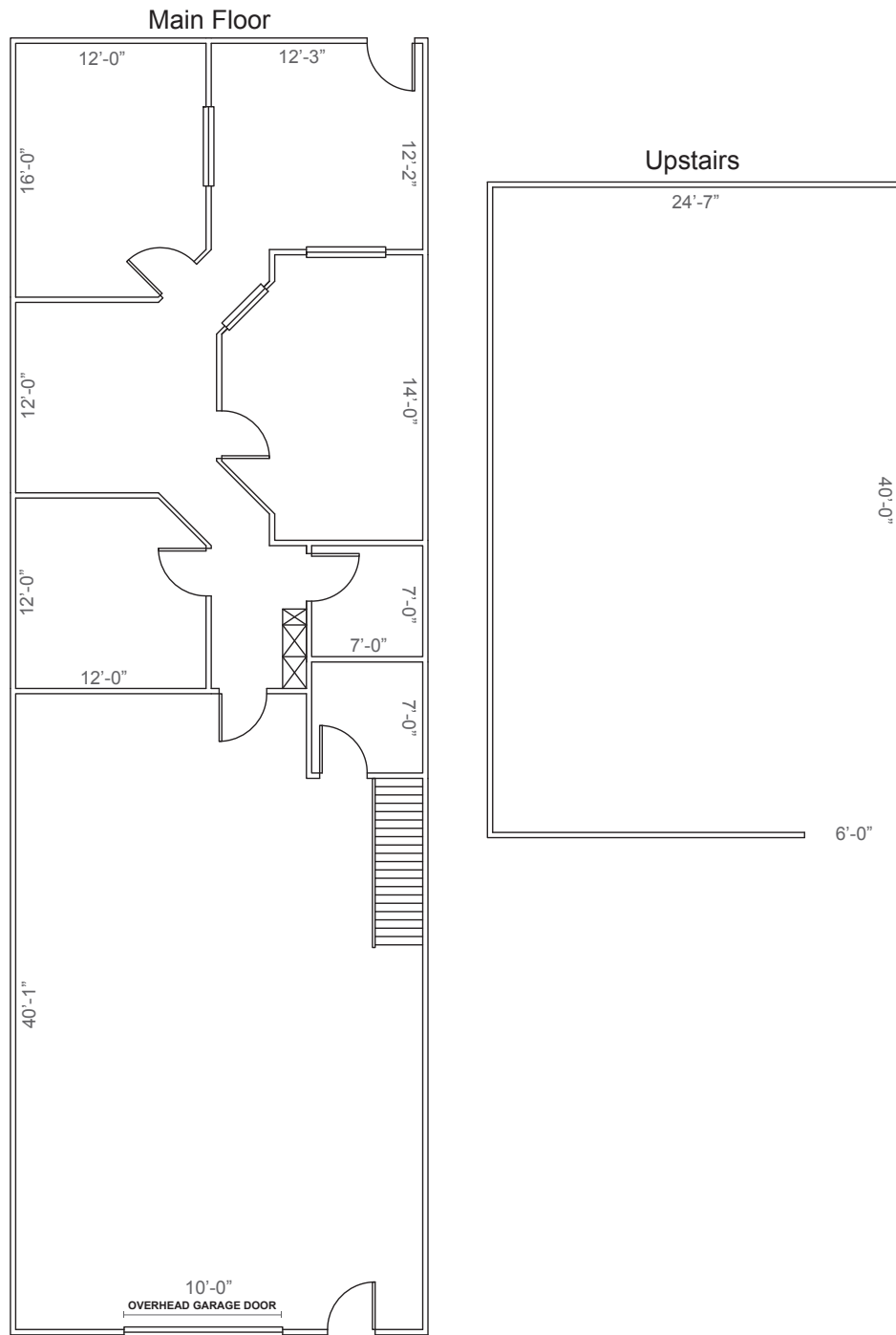
**Property Highlights**

Building Size	21,000 SF
Year Built	1994
No. of Floors	1
Total Site Area	1.5 AC
Zoning	Industrial
Clearance Height	22'
Heat	Forced Air
Drive-In Doors	10' W x 14' H
Operating Expenses	\$1.04 Taxes \$0.36 Insurance \$1.15 CAM <b>\$2.55 Total</b>

**Site Plan**



**Floor Plan - Suite 13518**



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

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