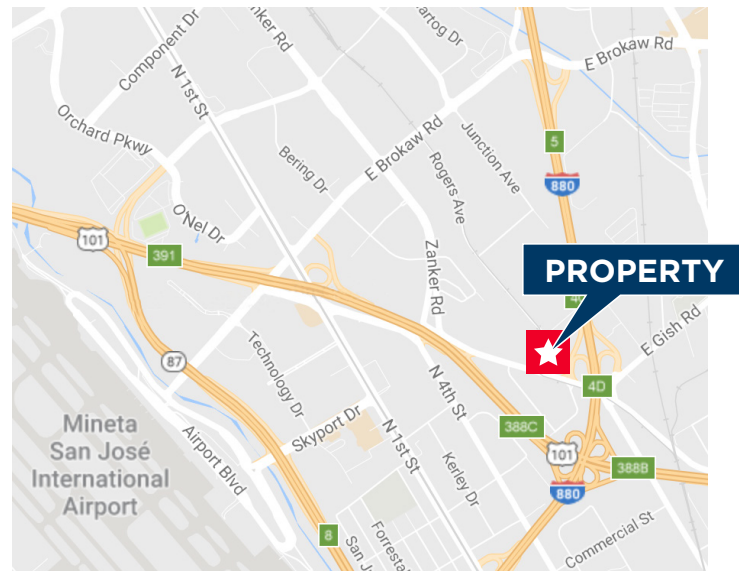




## FOR LEASE: $\pm 4,000$ SF Heavy Industrial Warehouse Space

### PROPERTY HIGHLIGHTS

- $\pm 18'$  Warehouse Clear Height
- Heavy Industrial (HI) Zoning
- 25% Office with Private Restrooms
- $\pm 100$  AMPS@ 120/240 Volts
- 2 Grade Level Loading Doors
- New Exterior Paint and New Double-Pane Windows
- Gated Parking/Small Secured Fenced Yard
- Excellent Access to U.S. 101 & I-880
- **\$1.35/SF Industrial Gross + \$0.15/SF CAM**
- Please Contact Agent to Tour



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**FLOOR PLAN**

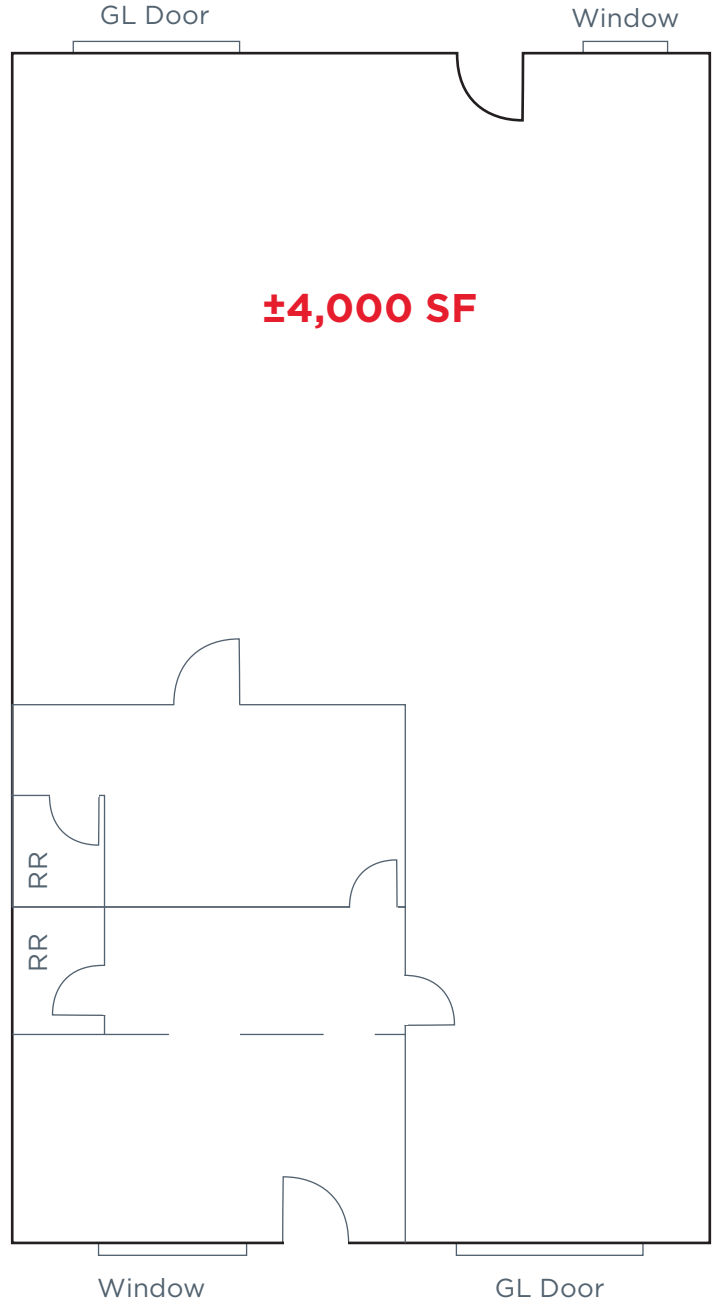
Available Immediately

No Sprinklers

Single Phase Power



Not to scale / not exact



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