

## 3,900 SF LIGHT INDUSTRIAL



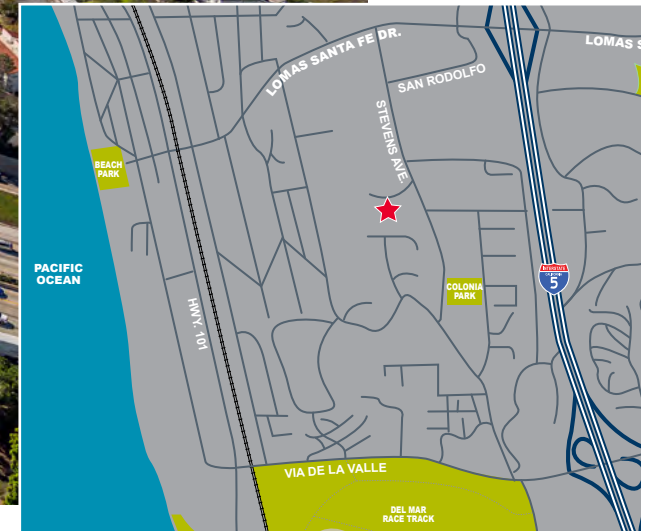
### Property Highlights

- Rare light industrial opportunity
- Full 3,900 SF building available
- Lease rate: \$1.75/SF + Utilities & Janitorial
- 4 grade level roll-up doors
- 22' clear height
- Easy access to I-5 and Coast Hwy 101
- Abundance of amenities within walking distance
- Above average parking - 4.5/1,000 SF
- Monument signage available
- Well-maintained, quiet garden setting

**Brooks Campbell**  
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**cushmanwakefield.com**

## Aerial



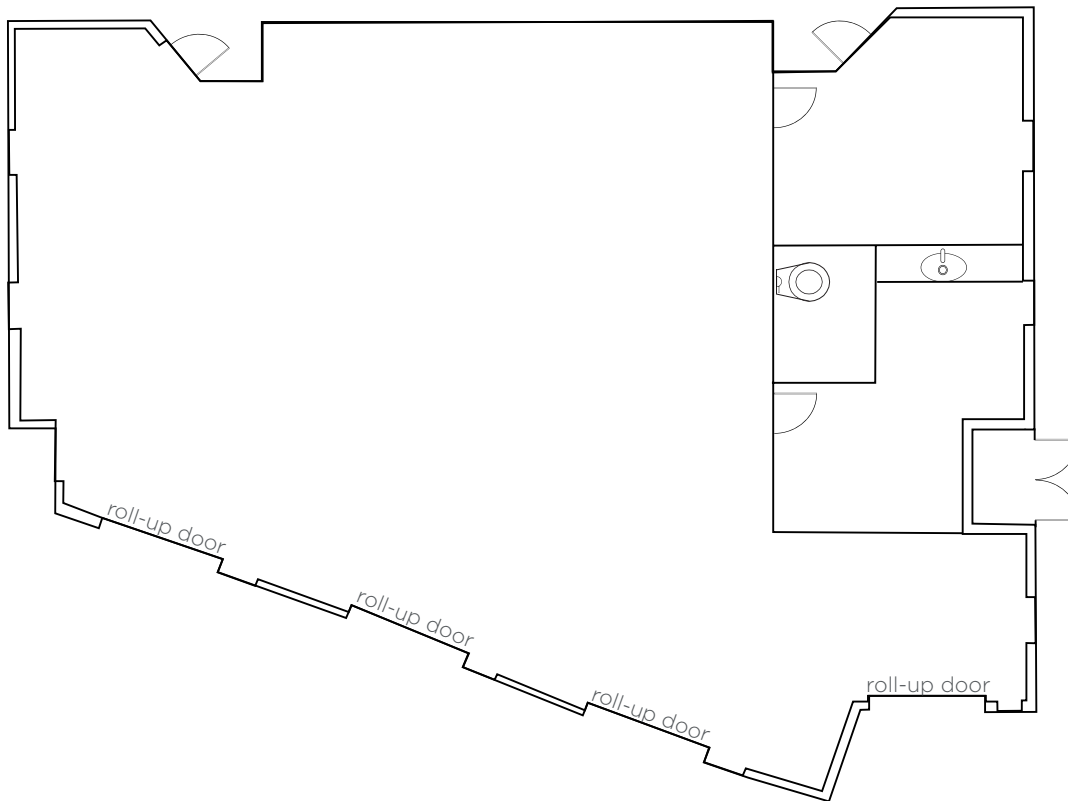
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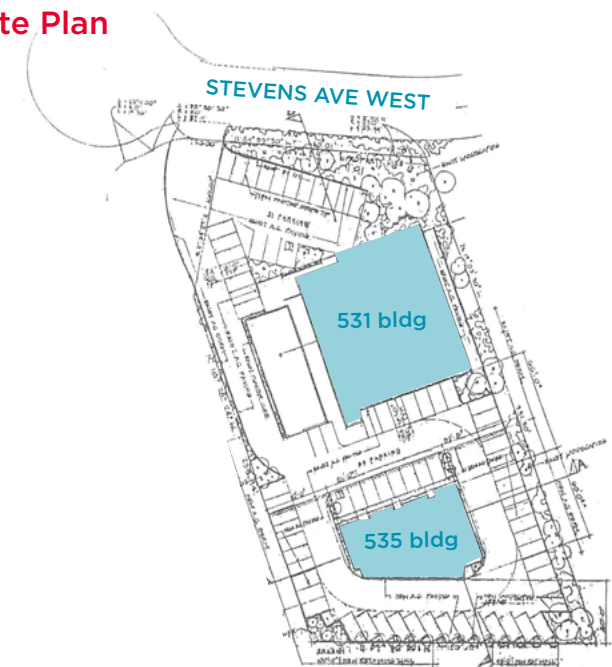
## Availability

ADDRESS	SUITE	RSF	AVAILABLE	LEASE RATE
535 Stevens Ave West	Bldg	3,900	Immediately	\$1.75/SF + U&J

## Floor Plan



## Site Plan



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