

FOR SALE OR LEASE

4020 East Lone Mountain Road

36,600 SF on 10.39 Acres

Voit

REAL ESTATE SERVICES



Asking \$2,750,000

Property Details

- **±36,600 SF** industrial building
 - ±25,600 SF two-story office
 - ±11,000 SF warehouse/service bays
 - ±9,000 SF covered storage (not included in total square footage calculation)
- **±10.39 Acres** (gated, fenced, paved, and lighted)
- Freeway visibility
- Zoning: M-2
- APN: 123-31-801-003 & 123-31-801-004

Tenant & Financial Info

- American Institute of Technology
- 10,200 SF leased with 3.46 acres of yard
- Expires: August 31, 2017
- **Projected Income and Expenses** (6/1/13 - 5/31/14)

Rental Revenue:	\$335,359
Expenses:	\$140,437
NOI:	\$194,922
Cap Rate*:	7%

*Based upon 28% occupancy

Available For Lease

- **26,400 SF Available**
 - Office: 18,400 SF
 - Warehouse: 8,000 SF
- Yard: 4.09 Acres

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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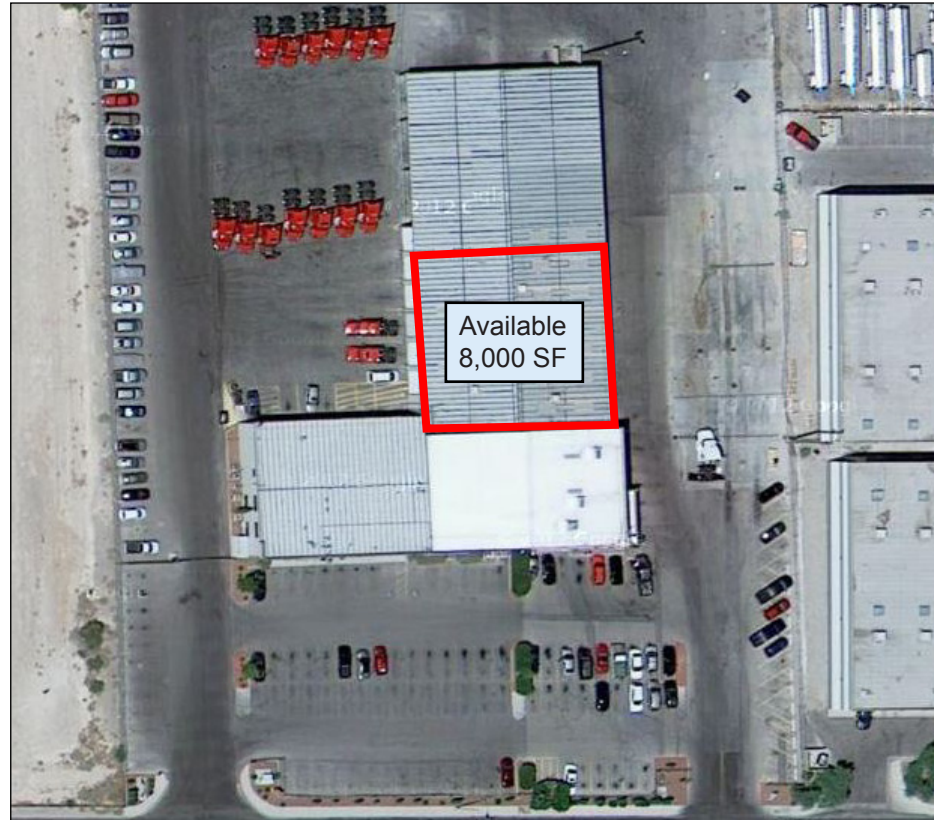
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Warehouse Features:

- 8,000 SF Available
- 9 Grade Doors
- 3 Service Wells

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