



**±15,000 SF**

**Lease Rate: \$0.75/SF NNN**

### Property Highlights

- 4 docks and one 12' grade level door
- Can demise space down to ±7,500 SF
- Small fenced yard available for tenant's use
- Conveniently located adjacent to Interstate 10
- Located within the highly sought-after Northwest market

### Property Details

Availability	March 31, 2025
Est. NNN	\$0.30/SF
Building Size	±54,198 SF
HVAC	HVAC in office / Evap in warehouse
Clear / Ceiling Height	16'
Zoning	I-1
Loading	4 docks and one 12' grade level door

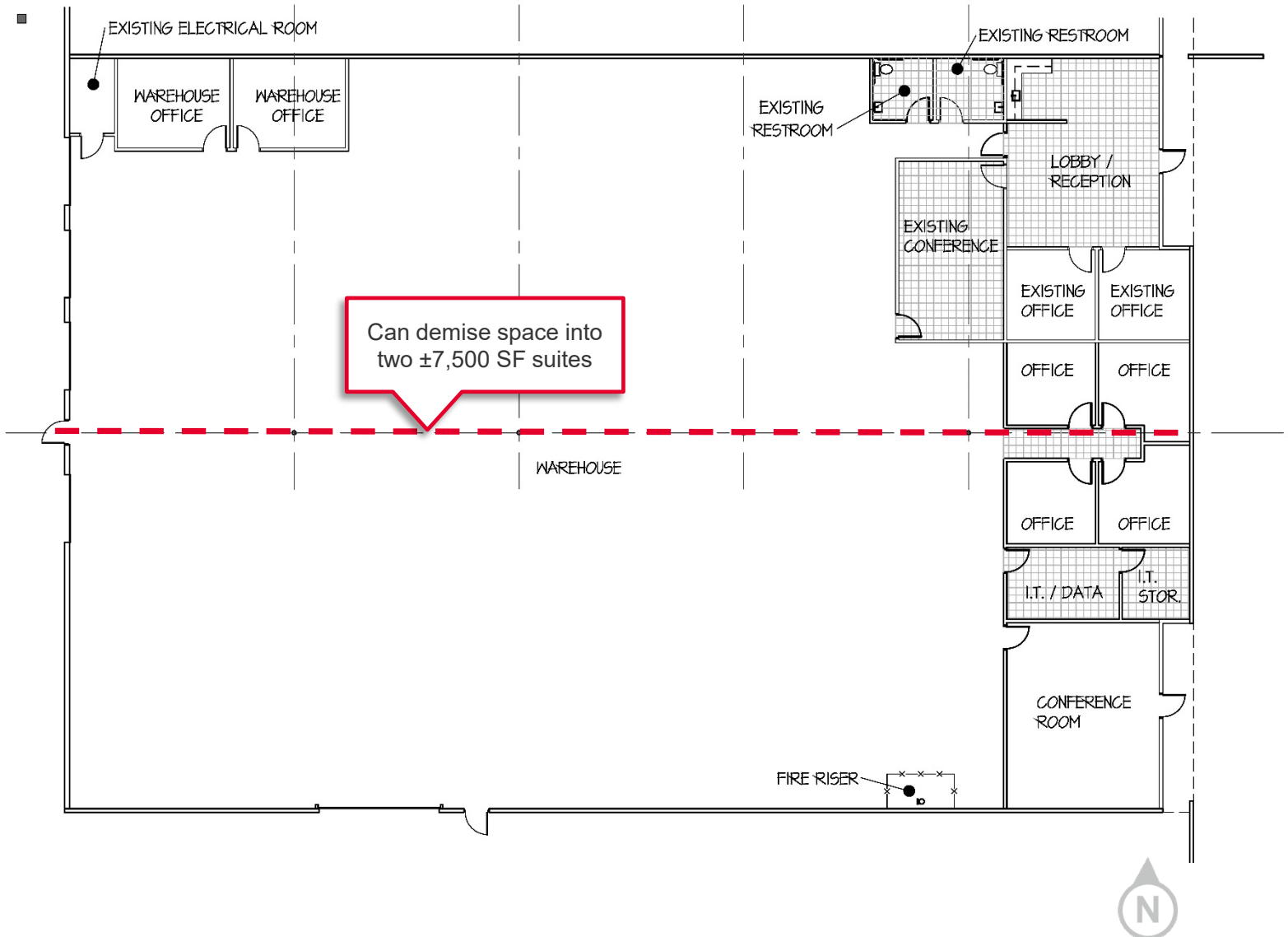


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## Floor Plan



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Aerial Photo



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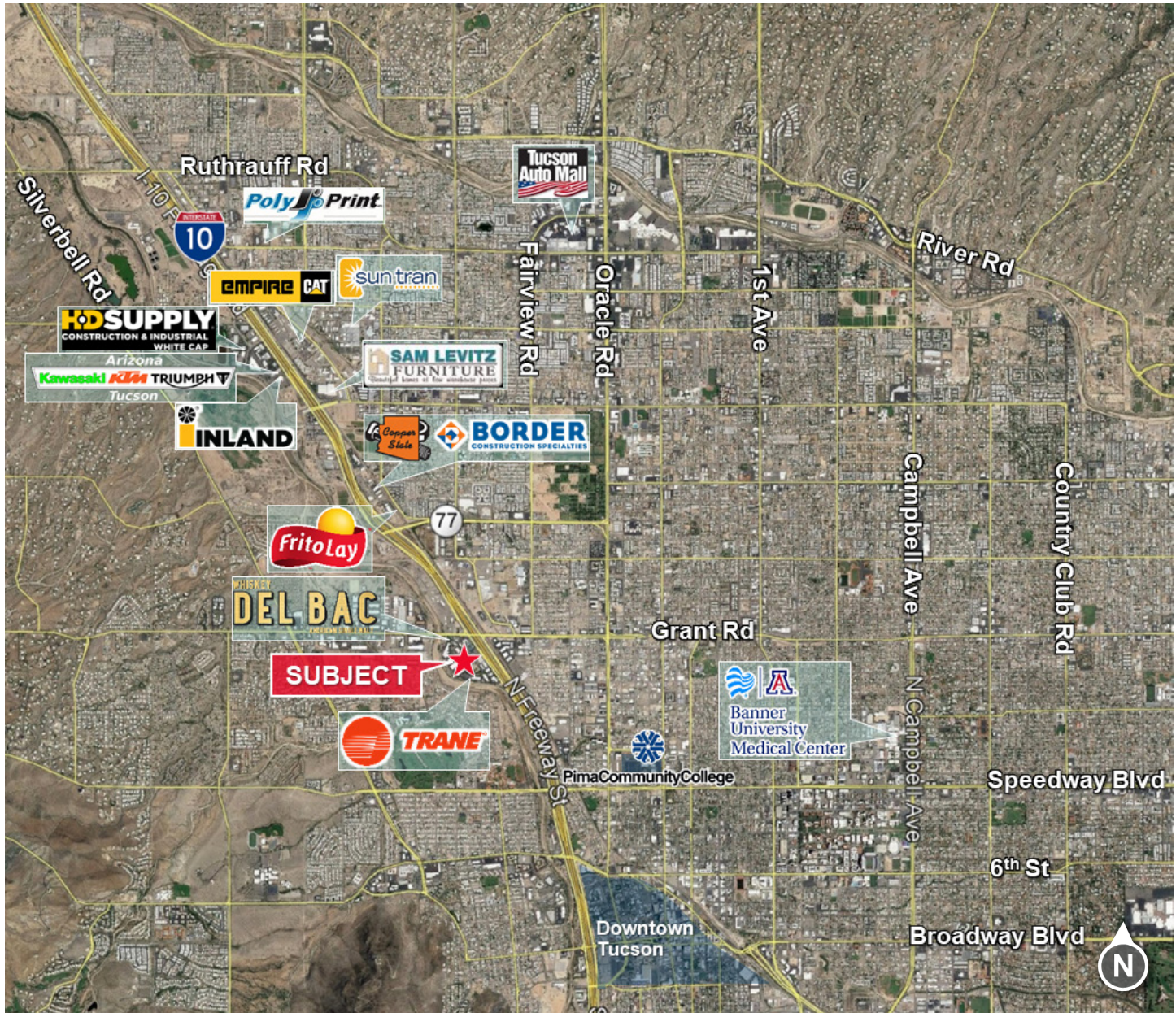
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2/26/2025

## Trade Map



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