



20,364 SF Industrial Suite

Lease Rate: \$15,884 (78¢/SF) per month, MG

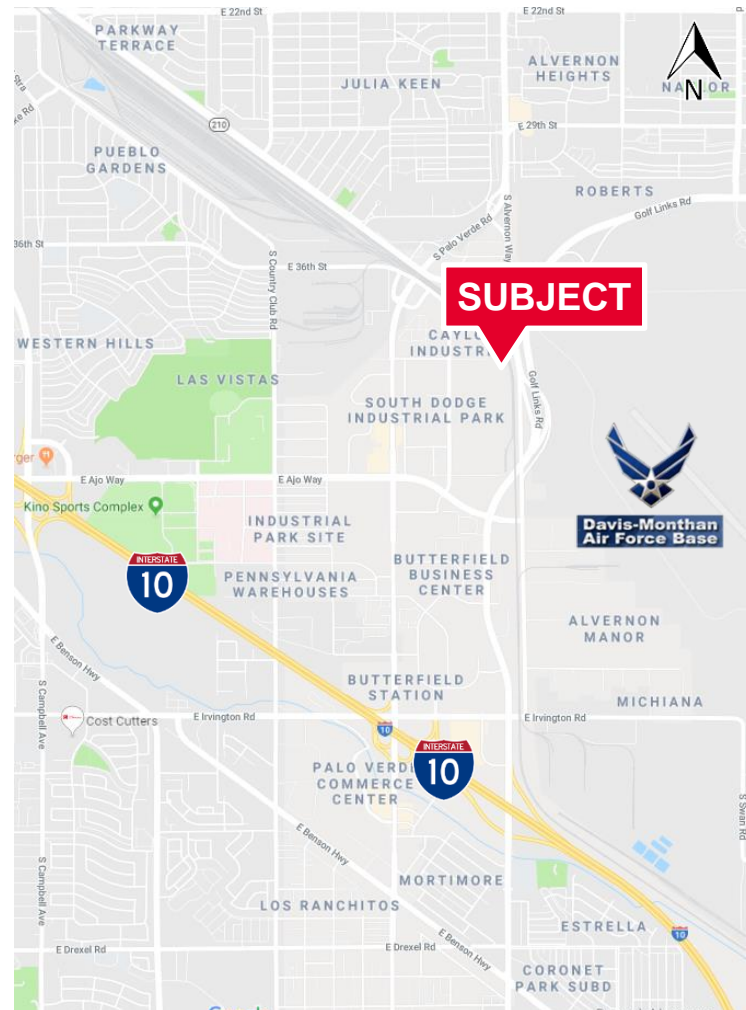
Sublease term ends on 8/31/2026

Property Highlights

- Centrally located distribution building
- Functional loading
- Fiber-based high bandwidth ethernet service providing upload and download speeds of up to 1G available.
- LED lights throughout warehouse

Property Details

Office/Showroom	±2,000 SF
Ceiling Height	24'
Loading	Two (2) docks and one (1) grade level ramp
HVAC	A/C in office & EVAP in warehouse
Sprinkler	Ordinary hazard
Construction	Tilt-up
Year Built	1981
Zoning	CI-2 (Heavy Industrial)



Robert Glaser, CCIM, SIOR (Owner/Agent)

Principal, Industrial Properties

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PICOR Commercial Real Estate Services

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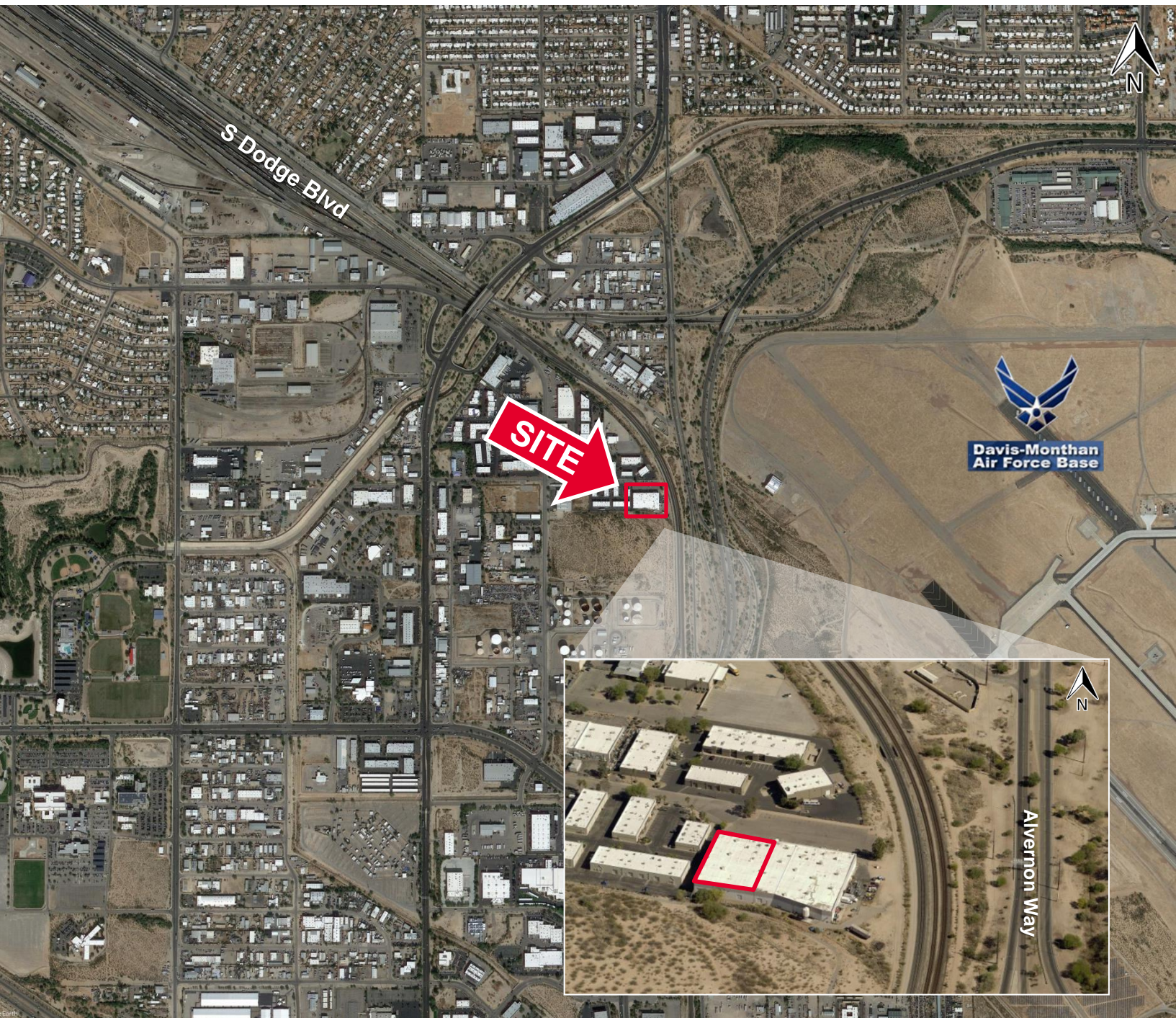
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Aerial Map

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6/29/2023

Site Plan

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