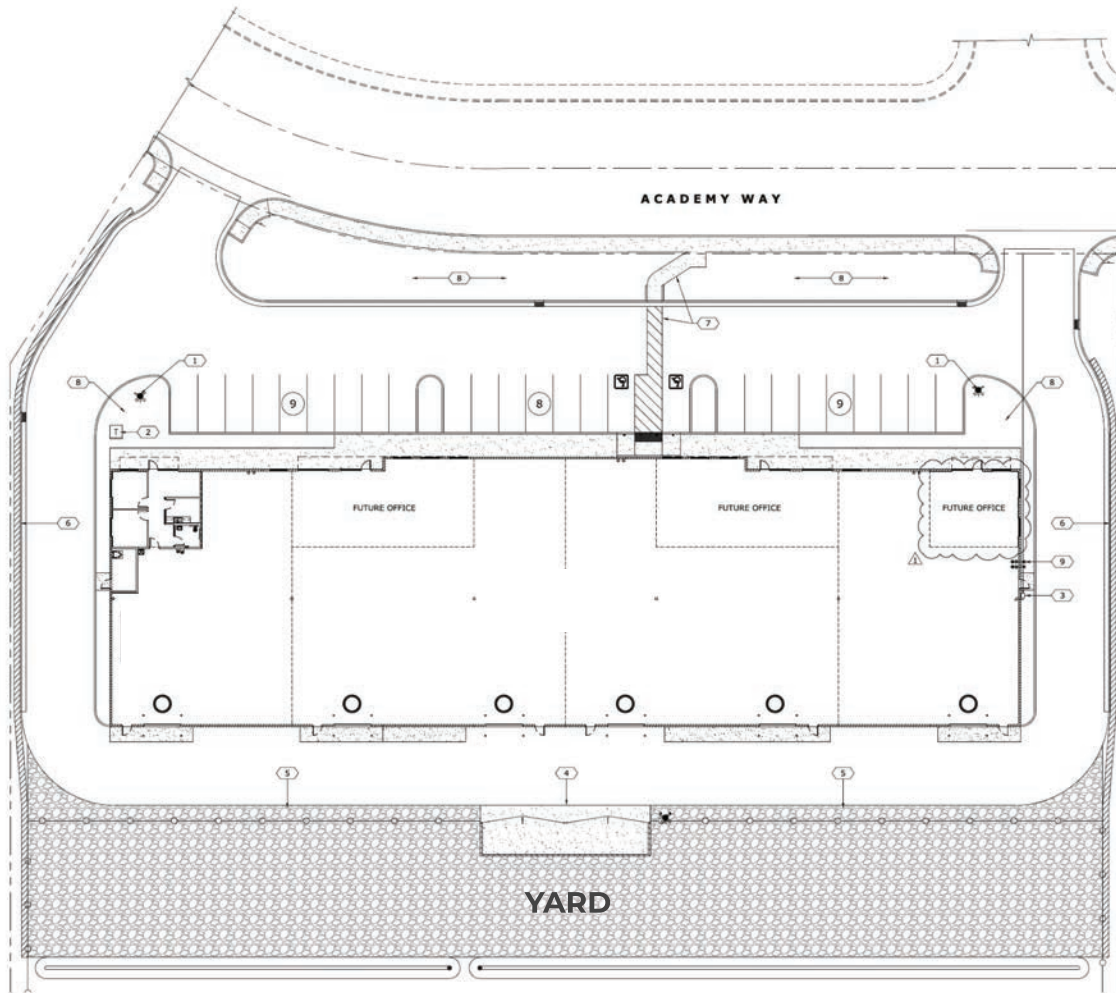




\$6,000,000

\$231 PSF

Sale Price

±25,880 SF

Building Size

±16,000 SF

Yard Area

2.1 AC

Parcel Size

Zoning: (I) Industrial

APN: 538-181-14

PROPERTY FEATURES

±25,880 SF Class A Flex Industrial Building

Flexible configuration can accommodate up to four (4) separately metered tenants, supporting full or partial occupancy

±740 SF Office suite is move-in ready

±16,000 SF yard area for outdoor storage and loading

6 (12'x14') grade level doors

1200 Amp, 208/120 Volt, 3 Phase Power

18' Clear Height

60 mil single ply TPO roof membrane

Skylights approximately **2.5%**

LED Lighting

26 Auto parking spaces

Circular site flow

Excellent owner-user opportunity

Leasing Options Available