

# FOR LEASE

## Affordable Warehouse With Showroom



Offered at:  
Available:

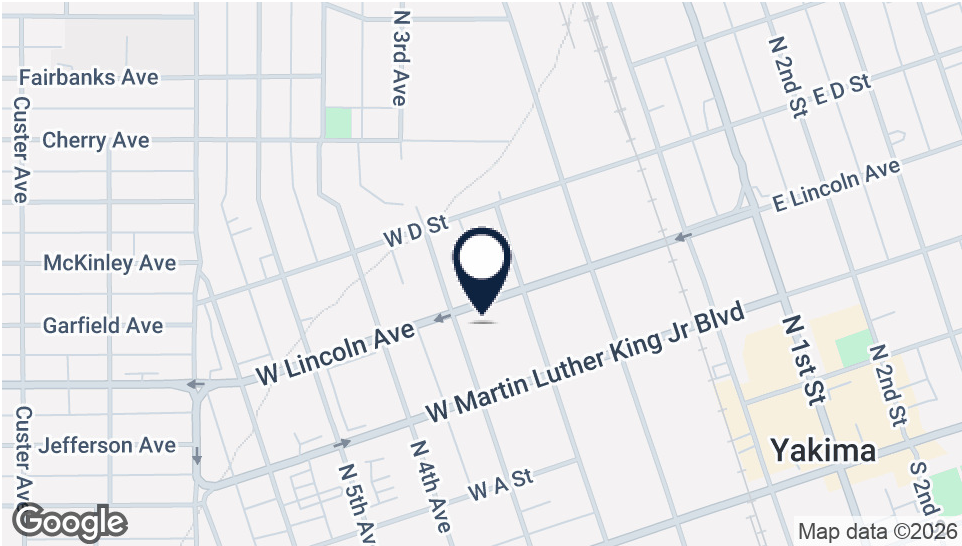
\$ .60/SF/month, NNN  
14,280SF +/-

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# Executive Summary



## OFFERING SUMMARY

|                        |                     |
|------------------------|---------------------|
| Lease Rate:            | \$.60/SF/month, NNN |
| Available SF:          | 14,280SF +/-        |
| Monthly Base Rent:     | \$8,568/month, NNN  |
| Estimated CAM's/NNN's: | \$.10/SF/month +/-  |
| Renovated:             | 2017                |
| Zoning:                | M-1                 |
| Parcel Number:         | 181324-11432        |

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease affordable warehouse space with showroom area historically occupied by an electrical supply company, North Coast Electric, vacating.

Located in downtown at a busy controlled intersection with more than 18,400 vehicles per day passing by, the building benefits from exposure and presence from two busy commercial arterials and the space, which underwent a massive remodeling in 2017, includes nicely finished showroom and office areas and heated, cooled and insulated warehouse space with heavy power supplemented by solar panels.

The space is suitable and well-located for quasi-warehouse/retail or traditional warehouse users.

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# Highlights

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## PROPERTY HIGHLIGHTS

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- Located on a busy downtown controlled corner intersection with more than 18,400 vehicles per day passing by.
- Approximately 14.5” minimum ceiling heights in the warehouse with a pair of 14” drive-through ground level doors and one 12” ground level door.
- Entire space is heated, insulated and cooled.
- Heavy power, which is supplemented by solar panels.
- Warehouse racking is potentially available.
- Low operating expenses with NNN's/CAM's estimated at approximately \$.10/SF/month.



## Interior Photos





## Additional Photo





## Additional Photo





# Aerial

