



301 or 301A Bishop Road

Spec Sheet

LOT / OUTDOOR STORAGE

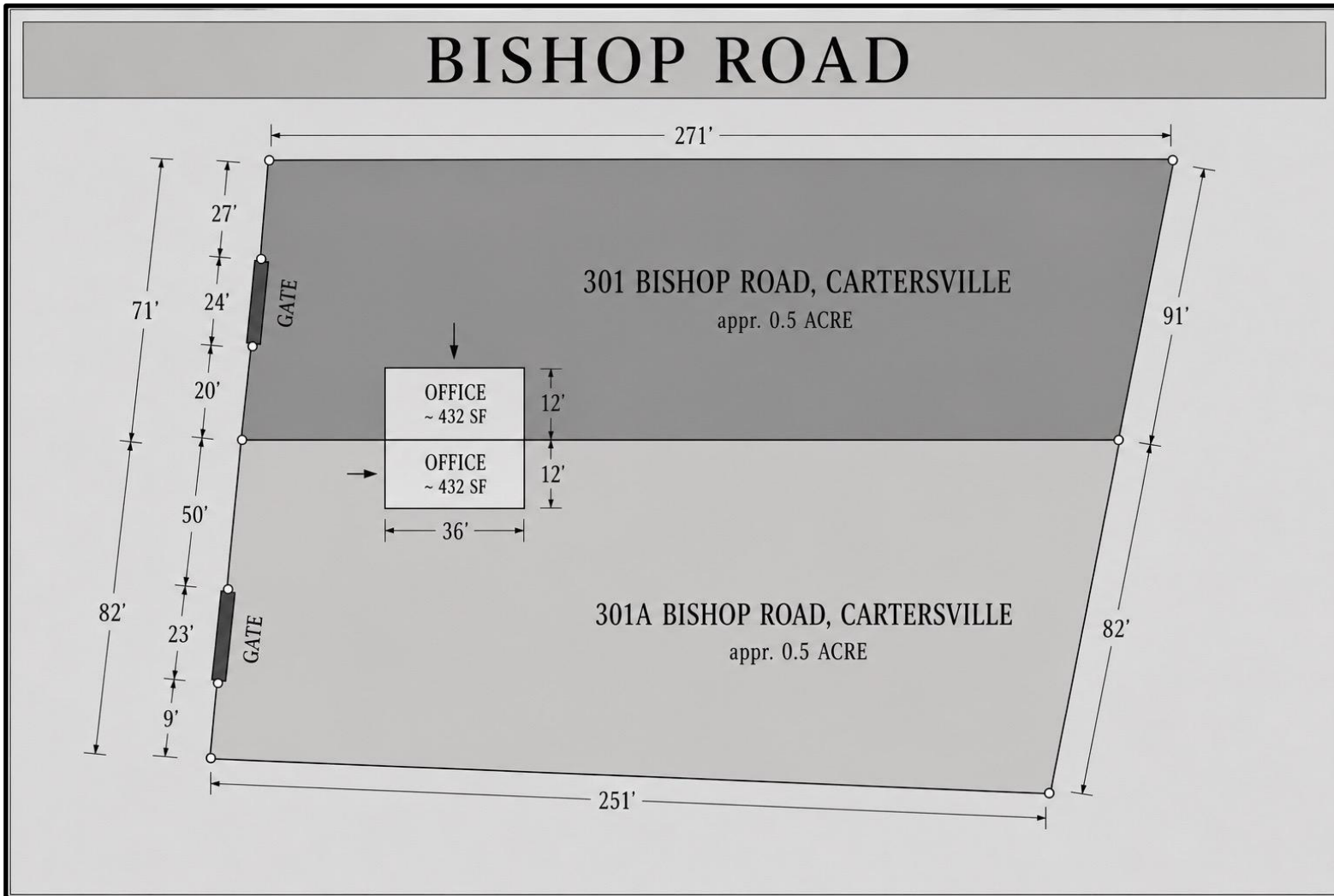
<u>Dimensions</u>	appr. 80 ft wide by 260 ft deep
<u>Total Space</u>	appr. 21,000 sq ft (~ ½ acre)
<u>Ground</u>	Mostly flat with packed gravel
<u>Access</u>	24 ft wide lockable metal gates
<u>Lighting</u>	multiple tall high-lumen outdoor lights
<u>Electrical Outlets</u>	1 exterior double outlet
<u>Water</u>	1 exterior garden hose spigot
<u>Utilities</u>	Included in the rent
<u>Security</u>	24/7 surveillance (multiple cameras) Entire area has perimeter fencing

OFFICE

<u>Dimensions</u>	36 ft wide by 12 ft deep
<u>Total Space</u>	appr. 432 sq ft
<u>Configuration</u>	Open office area plus private office
<u>Bathroom</u>	Inside the office
<u>Finishes</u>	New and high-end finishes
<u>Floorcovering</u>	Gray luxury vinyl planks
<u>Water</u>	Inside bathroom
<u>Utilities</u>	Included in the rent
<u>Security</u>	24/7 surveillance (multiple cameras)



SITE PLAN





Perimeter fencing with 24ft wide lockable metal gates



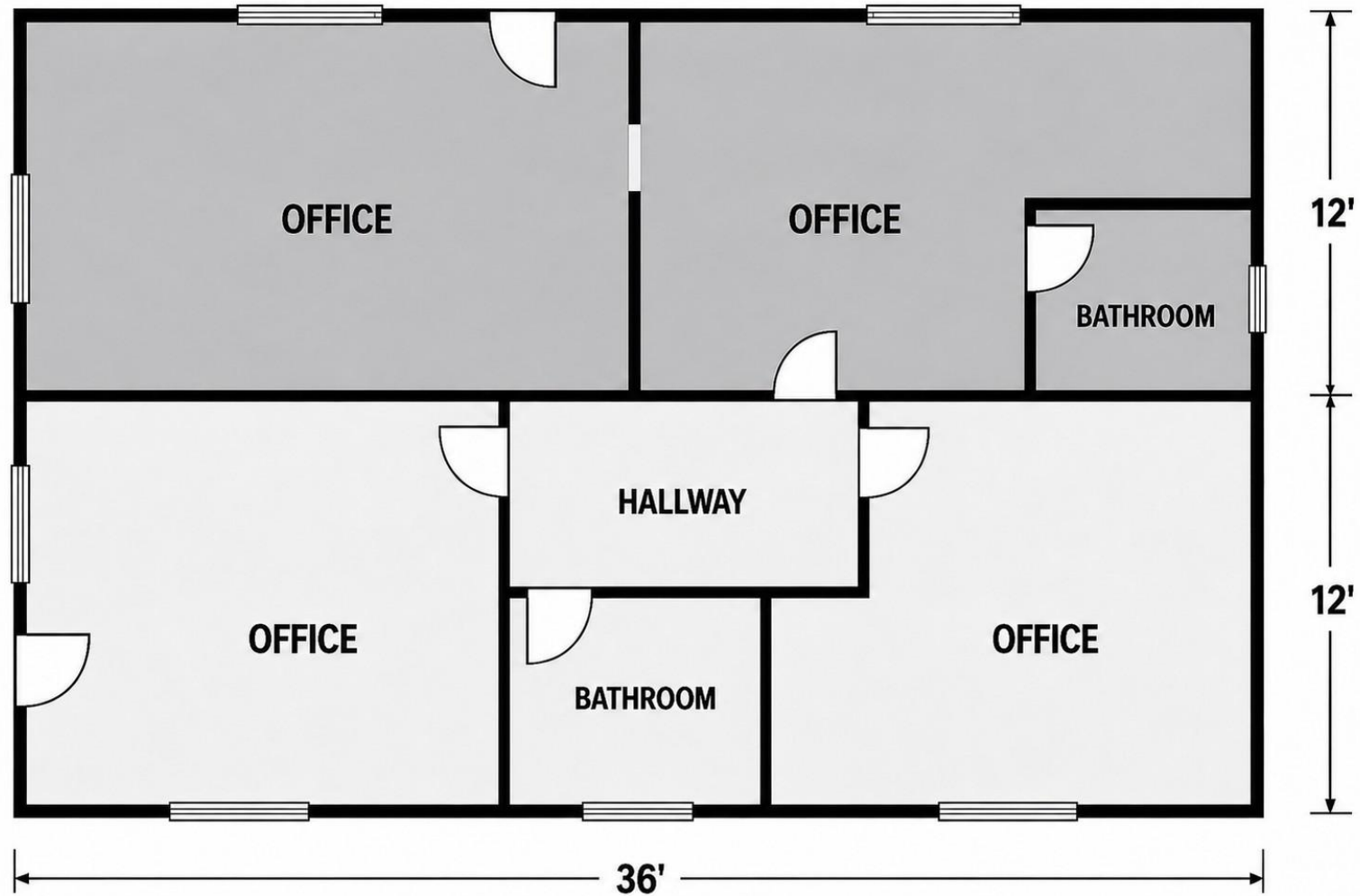
Ground surface is mostly flat with packed gravel

Photographs shown above are representative of the outdoor conditions but may not be the exact same conditions as the subject property

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OFFICE FLOOR PLAN





Office



Bathroom

Photographs shown above are representative of the office interior and bathroom conditions but may not be the exact same conditions as the subject property

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