



INDUSTRIAL BUILDING & SECURED YARD(S)

FOR SALE OR LEASE

**AVAILABLE SPACE: 16,468 SF**

**Purchase Price: \$3,925,000**

**Lease Rate: \$1.35 PSF (NNN)**

**Total Building Size: 16,468 Sq. Ft.**

- **Warehouse:** 14,252 Sq. Ft.
- **Office/Showroom:** 2,216 Sq. Ft.
- **Warehouse Ceiling Height:** 20'-24'
- **Truck Well Loading Door:** (1) 8'x9'
- **Grade Level Loading Doors:** (2) 14'x16'
- **Construction Type:** Stucco & Metal Panel
- **Year Built:** 2019
- **Total Land Size:** 1.57 Acres
- **Outdoor Yard Storage:** Paved & Secured
- **Zoning:** BC (Business Commercial)

### Property Highlights

- Quick Access to I-84 (within 1/4 Mile)
- Paved & Secured Yard(s)
- Ample Power Capacity



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