

Industrial Space Available For Lease

- **Building Size:** ~10,200 SF
- **Lease Rate:** \$1.05/SF/month NNN
- **CAM:** ~\$0.11/SF/month
- **Available:** November 1, 2018
- **Parking:** 14 stalls
- Excellent for warehousing and distribution
- Employee transportation / Western Avenue
- 1 dock high and 3 ground level loading doors
- Clearance height of 16 feet minimum
- Rent abatement and tenant improvement allowance available for qualified tenants

