



## PROPERTY DETAILS

Available:	±20,847 SF
Lot Size:	±40,847 SF of Land
Sale Price:	\$7,290,000.00
Lease Rate:	\$1.60 Gross / SF / Mo.
Term:	3-5 years
Zoning:	I-C
APN#:	8550-005-061

- High Image/Freeway Visibility
- Two (2) Dock High
- Three (3) Ground Level Doors
- 42 Parking Spaces
- Large Fenced / Paved Yard
- 1240 Amps
- 24' Minimum Clearance Height

**TAKE A TOUR**

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**Ron Mgrublian**

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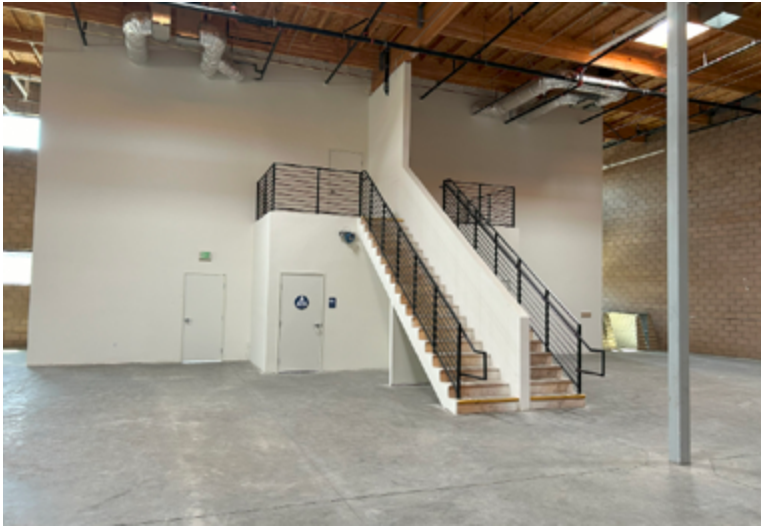
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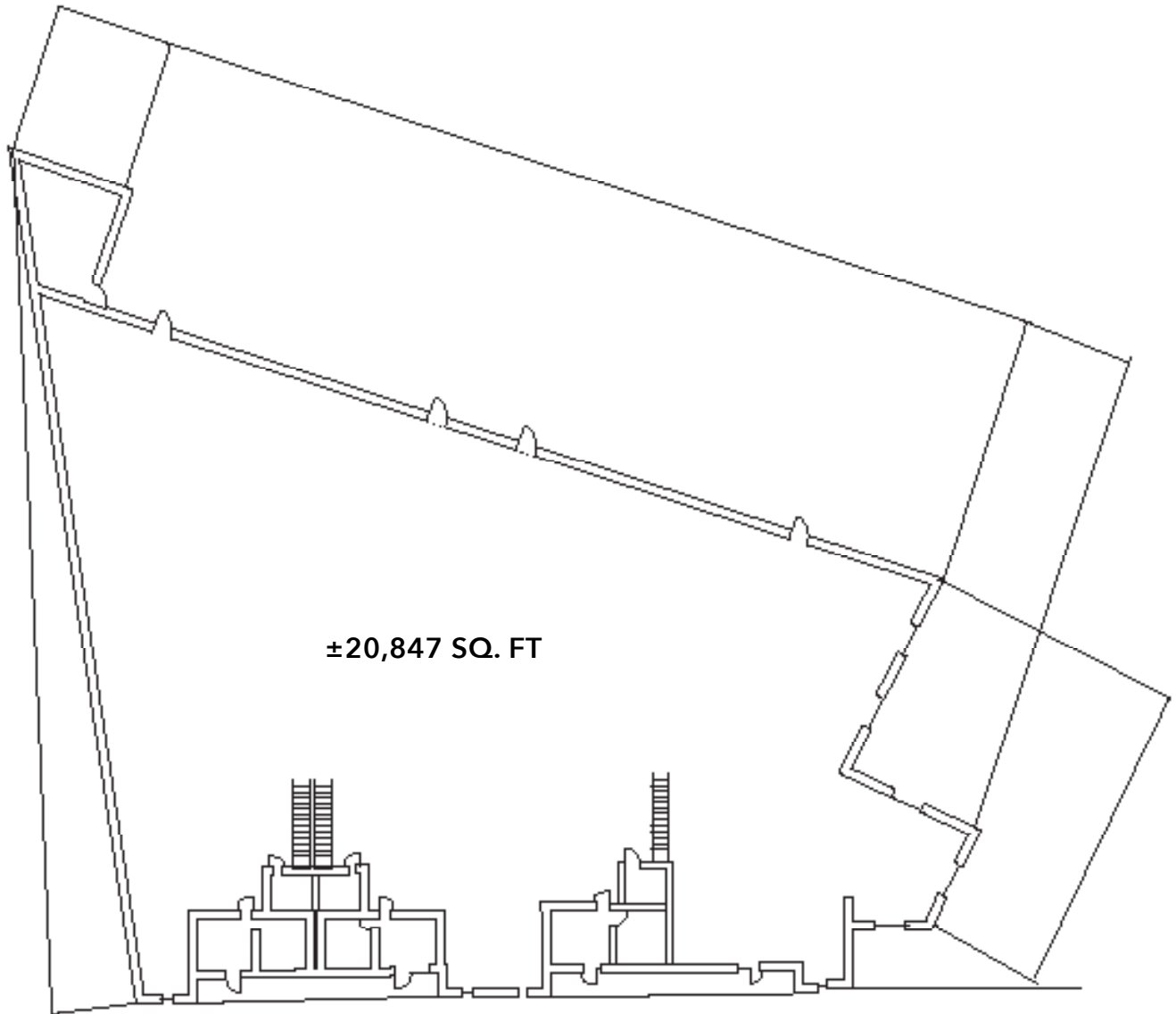


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## FLOOR PLANS:

(NOT TO SCALE)



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# INDUSTRIAL FOR SALE / LEASE

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