

FOR SALE OR LEASE




±15,480 SF Industrial Building



COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- Freestanding Industrial Building
- Office Area of ±2,000 SF (verify)
- Large Private Fenced Yard, With Electric Gate
- One (1) Dock High Loading Door
- Three (3) Ground Level Loading Doors
- 600 AMPS (verify)
- ±32,234 SF Parcel
- 2:1 Parking Ratio
- ±18' Warehouse Clearance (verify)
- Immediate Access to    Freeways

For more information, contact:

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Disclaimer: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

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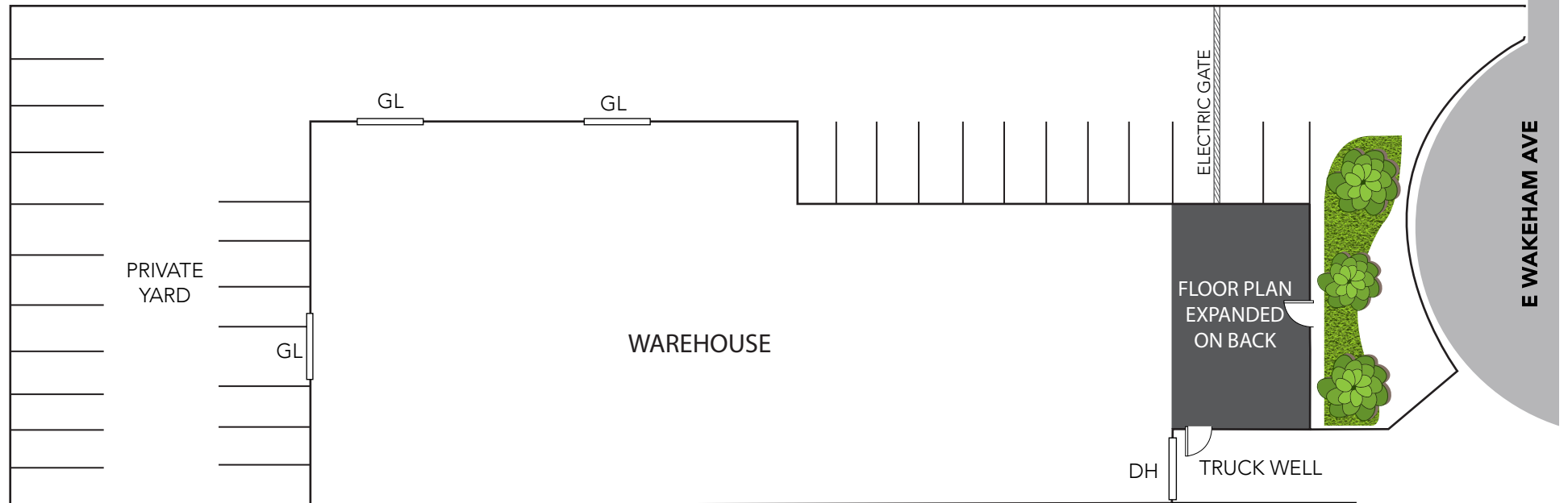
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SITE PLAN



* Not to Scale

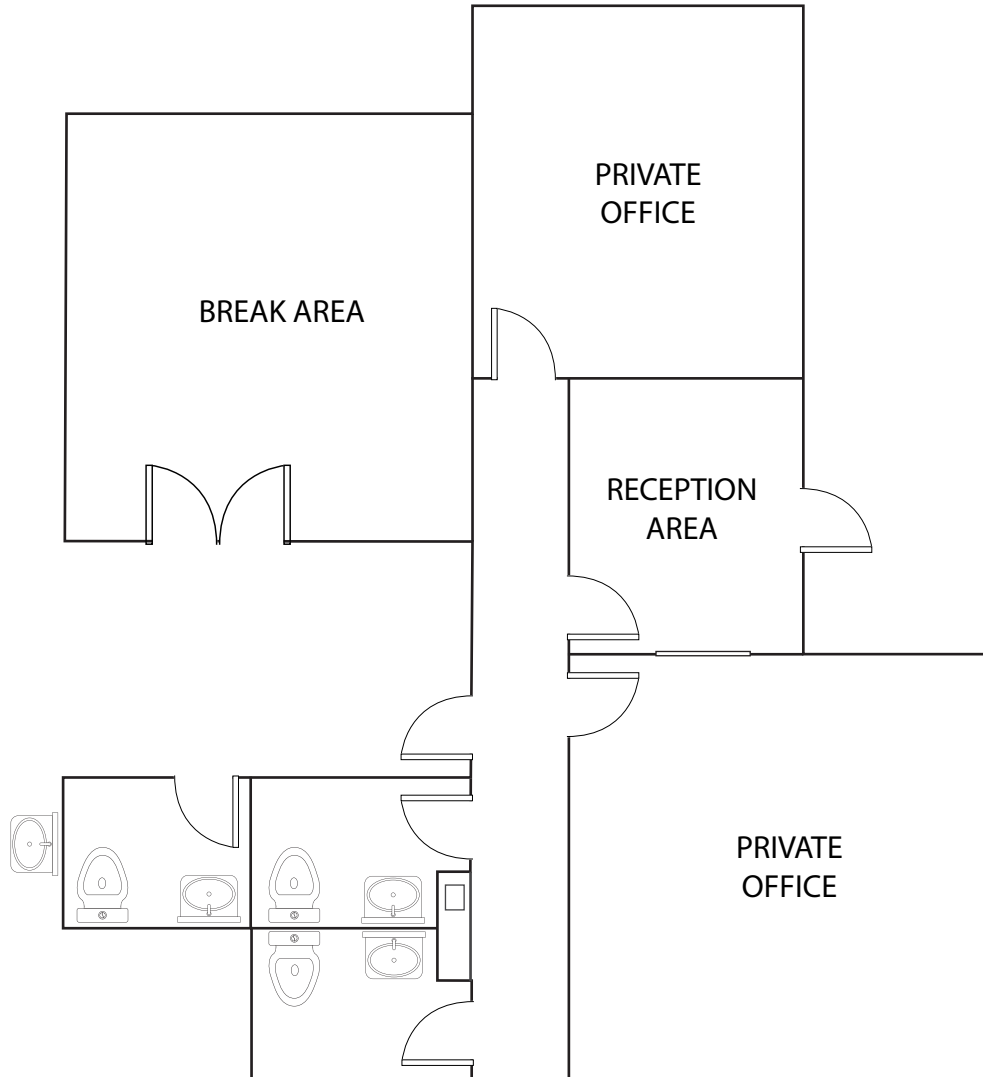
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OFFICE FLOOR PLAN



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