



## HIGHLIGHTS

- 10,400SF INDUSTRIAL CLEAR-SPAN M1 zoned WAREHOUSE WITH up to 16' CLEAR HEIGHTS
- 1200 AMPS 480/277 VOLT TRIPLE PHASE POWER EQUIVALENT TO 2400 AMPS OF 240/120 VOLT POWER
- 25,000SF GATED AND FENCED YARD WITH SPACE FOR OUTSIDE STORAGE/TRAILERS
- THREE GROUND LEVEL LOADING DOORS & MULTIPLE OFFICES & BATHROOM WITH SHOWER

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## FOR SALE DETAILS

<b>PRICE</b>	-	<b>% LEASED</b>	-
<b>CAP RATE</b>	-	<b>TENANCY</b>	-

## BUILDING DETAILS

<b>PROPERTY NAME</b>	10,400SF W/ 1200A 480V POWER ON 25,000SF YARD	<b>STORIES</b>	1
<b>PROPERTY TYPE</b>	Industrial	<b>YEAR BUILT</b>	1968
<b>PROPERTY SUBTYPE</b>	Warehouse	<b>UTILITIES</b>	Lighting, Water
<b>ADD'L SUBTYPES</b>	Distribution, Manufacturing, Service	<b>CLEAR CEILING HT</b>	14-16 Ft
<b>TOTAL BUILDING SIZE</b>	-	<b>DOCKS</b>	-
		<b>DRIVE INS</b>	3
		<b>PARKING SPACES</b>	5

## LAND DETAILS

<b>LAND ACRES</b>	-	<b>ZONING</b>	-
<b>LAND SF</b>	-	<b>APN/PARCEL ID</b>	439-021-004