



HIGHLIGHTS

- CENTER OF INDUSTRIAL DISTRICT
- EASY ACCESS TO ALL FREEWAYS
- MODERNIZED BUILDING/OFFICES UPGRADES

OVERVIEW

THE SELLER WILL VACATE BUILDING A, B, & C AT CLOSE OF ESCROW. \$1,000,000.00 WORTH OF SOLAR PANELS ON THE ROOF(IN 2014). TOTAL SQ FOOTAGE 61,001. LOT SIZE 139,392 SF. 11 DOCK HIGH POSITION, 1 GROUND LEVEL DOCK. UPGRADED POWER 2,600 AMPS. CEILING HEIGHT 22~24 FT.(Building A & B) 19.2~19.5 FT. (Building C & D) 74 PARKING SPACES. **BUILDING D - LEASE ENDS ON JULY 31, 2024.



FOR SALE DETAILS

PRICE	\$26,000,000 USD	% LEASED	-
PRICE/SF	\$426 USD /SF	TENANCY	Multiple
CAP RATE	Request Cap Rate	SALE TYPE	Investment Or Owner User

BUILDING DETAILS

PROPERTY TYPE	Industrial	YEAR BUILT	1969
PROPERTY SUBTYPE	Manufacturing	UTILITIES	Heating
TOTAL BUILDING SIZE	-	CLEAR CEILING HT	24 Ft
STORIES	1	DOCKS	11