

INDUSTRIAL BUILDING FOR SALE



±57,112 SF
on ±3.09
Acre Parcel

19'-20'
CLEAR HEIGHT

1998
YEAR BUILT

\$12.7M
SALE PRICE

±57,112 SF gross building area, including mezzanine
and bay loading canopy

±43,290 SF ground floor

Divisible to ±29,000 & ±14,290 - separately metered

±13,822 SF mezzanine

3.09 Acres lot size, APN: 726-31-024

Dock-high platform & 4 grade level doors

Covered receiving area and steel truss roof

1,200 Amps at 480 Volt power

Well-built, good image industrial building with high-end
interior finishes and new exterior paint

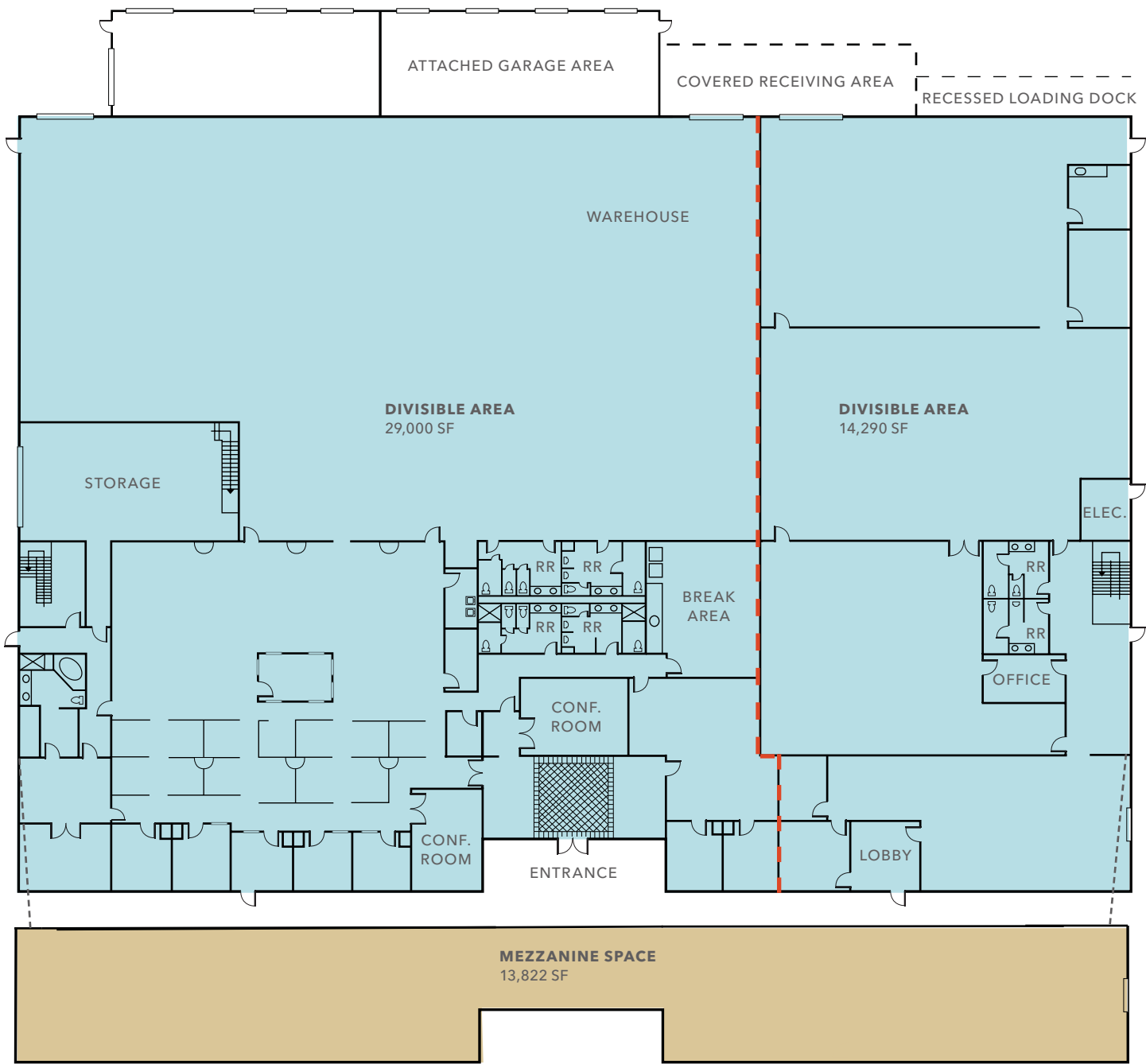
Sale price: \$12,770,550 (\$295/SF)

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FLOOR PLAN



LEGEND

- Ground Floor
- Mezzanine

FLOOR PLAN NOT TO SCALE

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FOR SALE



±43,290 SF
FIRST FLOOR - TOTAL SF AVAILABLE

±29,000 SF
FIRST FLOOR - DIVISIBLE SECTION

±14,290 SF
FIRST FLOOR - DIVISIBLE SECTION



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