

SUBJECT
PROPERTY

FOR SALE OR LEASE

WOOD-VIEW INDUSTRIAL PARK

BLDGA

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HIGHLY- ACCESSIBLE LOCATION

Sale price \$4,450,000

Renovated concrete tilt construction (2013)

Clear height of 20'

Oversized grade-level door and one dock-high door

Great access to SR-522, Hwy-9, and I-405

3-phase power, 800 amps, 480 volts

Abundant additional storage below offices

Clear span building, sprinklered

5 MIN
DRIVE TO I-405

3 MIN
DRIVE TO SR-522



BLDG A - FLOOR PLAN



12,360 SF

TOTAL AVAILABLE

\$1.75/SF

LEASE RATE (BLENDED, NNN)

\$0.33/SF

NNN RATE

NOW

AVAILABLE

Warehouse	7,500 SF
Main level office	2,280 SF
2nd level office area	1,380 SF
Total office space	3,660 SF
Total storage space	1,200 SF

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