

FOR LEASE

WAREHOUSE / OFFICE

1, 4120 - 23rd Street N.E.



12,894 Square Feet



The Norcal Group

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PROPERTY HIGHLIGHTS

1, 4120-23rd ST. N.E

DISTRICT:	Airways
LEGAL DESCRIPTION:	Lot 8, Block 8, Plan 7410187
ZONING:	I-G (Industrial General)
SIZE:	12,894 Square Feet M/L
OFFICE:	5,396 square feet (est.)
WAREHOUSE:	7,498 square feet (est.)
LOADING:	1 - 12' x 14' Drive-in / 1-12' x 14' Dock
HEIGHT (warehouse):	17 feet
ELECTRICAL:	200 amps (TBV)
MECHANICAL:	RTU / Unit Htrs
LEASE RATE:	\$10.00/Sq. Ft.
OPERATING COSTS:	\$3.35/Sq. Ft.
COMMENTS:	Immediately

FLOOR PLAN

