

# FOR LEASE

## WAREHOUSE/ OFFICE

**#101 , 8203 - 31st Street S.E.**



**2,250 Square Feet**

CAN BE COMBINED WITH #103 FOR 5,250 SQ.FT.



The Norcal Group

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# PROPERTY HIGHLIGHTS

DISTRICT:	Foothills Park
LEGAL DESCRIPTION:	Plan 751 LK, Block 2, Lot 6
ZONING:	I-2 (General Light Industrial)
SITE SIZE:	0.75 Acres
BUILDING SIZE:	11,250 Square Feet M/L
OFFICE SIZE:	600+/- Square Feet
WAREHOUSE SIZE:	2,400 +/- Square Feet
LOADING:	2 - 10' x 12' Drive-in Door
CEILING HEIGHT:	16 feet clear
ELECTRICAL:	100 amps (TBV)
MECHANICAL:	F / A Furnace and Warehouse unit heaters
LEASE RATE:	\$9.00 per square foot NET/NET/NET ' AS IS'
OPERATION COSTS:	\$4.04 per square foot TBV
AVAILABLE:	30 days notice

## FLOOR PLAN



