

FOR LEASE

WAREHOUSE/ OFFICE

#14, 2916 - 5th Avenue N.E.



4,800 Square Feet

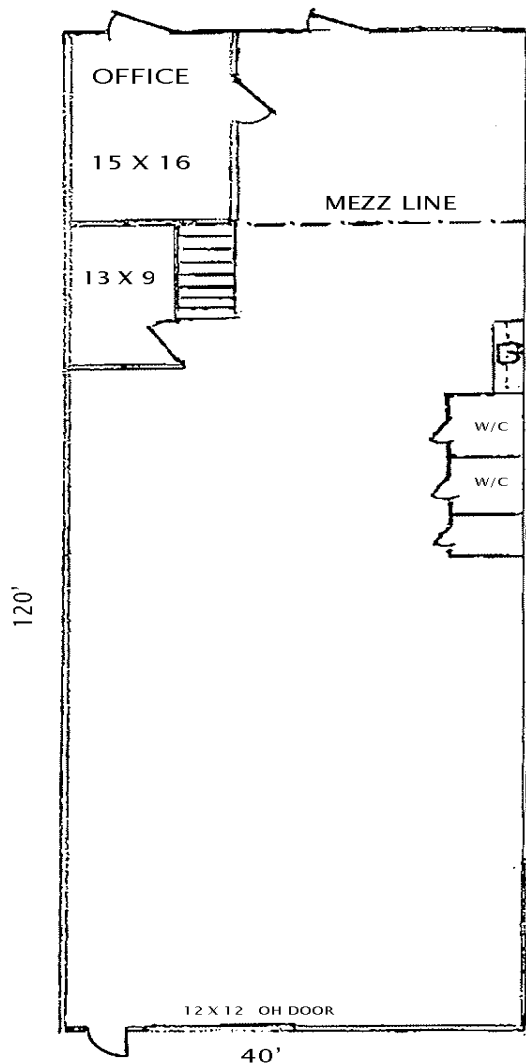


The Norcal Group

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PROPERTY HIGHLIGHTS

DISTRICT:	Franklin Park
LEGAL DESCRIPTION:	Plan 7711117, Block 14, Lot 1
ZONING:	I-2 (General Light Industrial)
BUILDING SIZE:	67,200 square feet M/L
OFFICE SIZE:	760 square feet
WAREHOUSE SIZE:	4,043 square feet
LOADING:	1 - 12' x 12' Drive-in Door
CEILING HEIGHT:	18 feet clear
ELECTRICAL:	200 amps, 3 Phase (TBV)
MECHANICAL:	HVAC to offices, 1 unit heater in warehouse
SPRINKLER:	Yes
LEASE RATE:	\$9.00 per square foot
COMMON AREA COSTS:	\$3.27 per square foot
AVAILABLE:	May 1, 2010
	Ample parking at rear



FLOOR PLAN