

# FOR LEASE

## WAREHOUSE / OFFICE

#4, 2824 - 58th Avenue S.E.



1,500 Square Feet



The Norcal Group

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# PROPERTY HIGHLIGHTS

#4, 2824-58th Ave S.E.

DISTRICT:	Foothills Park
LEGAL DESCRIPTION:	Plan 2007JK, Block 8, Lots 16 & 17
ZONING:	I-2 (General Light Industrial)
BUILDING SIZE:	16,500 Square Feet M/L
OFFICE SIZE:	385 square feet
MEZZANINE SIZE:	385 square feet (no stair to Mezzanine)
WAREHOUSE SIZE:	1,115 square feet
LOADING:	1 - 12' x 12' Drive-in Door
CEILING HEIGHT:	17 feet clear
ELECTRICAL:	100 amps (TBV)
MECHANICAL:	Office baseboard heaters/Warehouse unit heater
LEASE RATE:	\$10.00/ Sq. Ft.
COMMON AREA COSTS:	\$5.25/ Sq. Ft.
AVAILABLE:	Available immediately

## FLOOR PLAN

