

FOR LEASE

2756

MAIN STREET

INDUSTRIAL BUILDING WITH OUTDOOR STORAGE AVAILABLE

Outdoor
Storage

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SITE PLAN & PROPERTY FEATURES



PROPERTY SIZE

±14,200 SF Industrial Building

±6,000 SF Potential Fenced Yard / Secured Parking



LOADING

11 Grade Level Doors and Two Dock Wells

10' Clear Height



ACCESS

Drive Thru Access & Drive Around Access



ZONING

ILP - Limited Industrial Precise Plan. Some Permitted Uses:

- Light Manufacturing & Distribution
- Wholesale Storage & Warehousing
- Building Material Sales, Services, Storage & Equipment Rental



UPDATES

New Roof & New HVAC in Office (2018)



SAFETY

Fire Sprinklers



FREEWAY ACCESS

Close Proximity to I-5 and I-805



ASKING RATE

Withheld

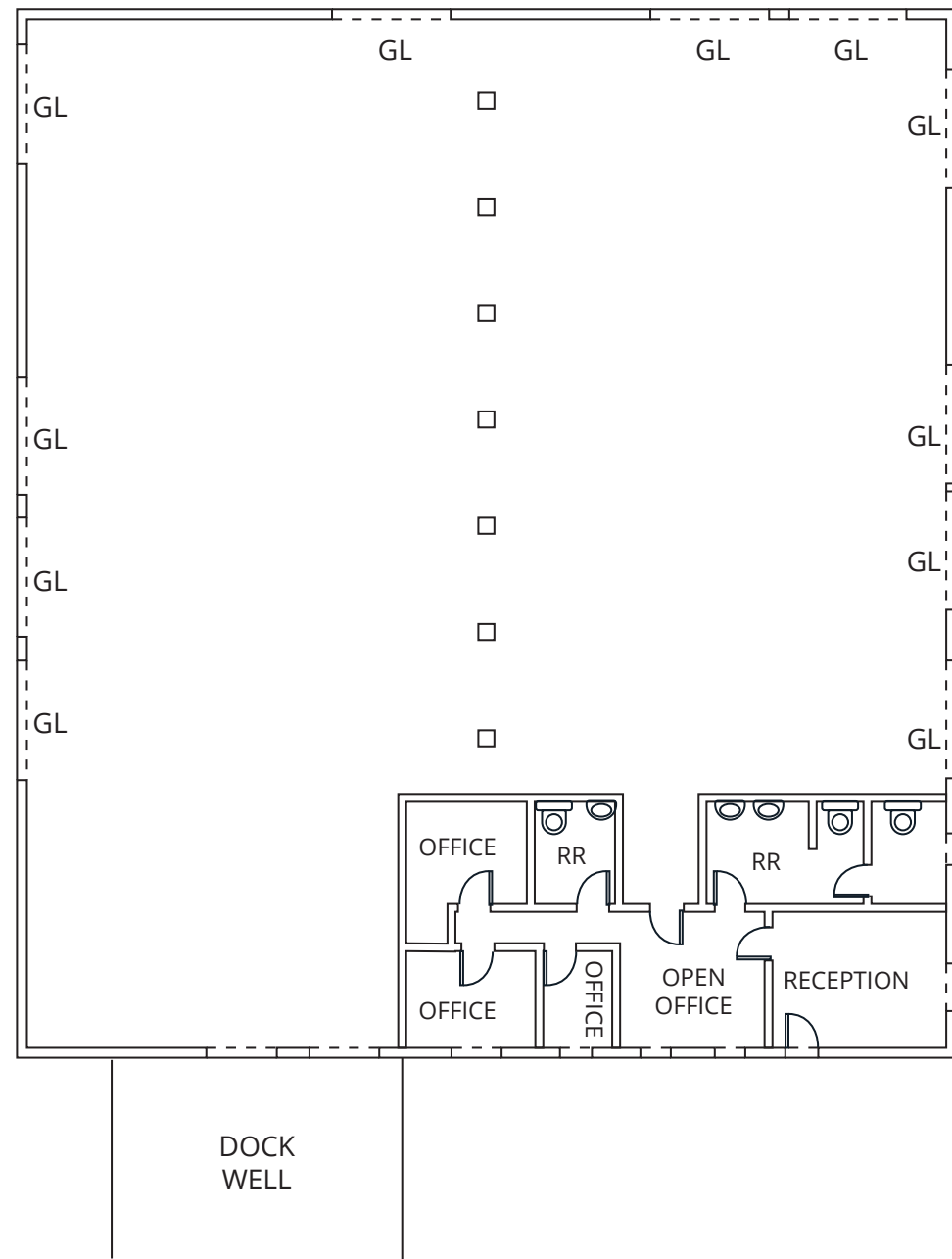


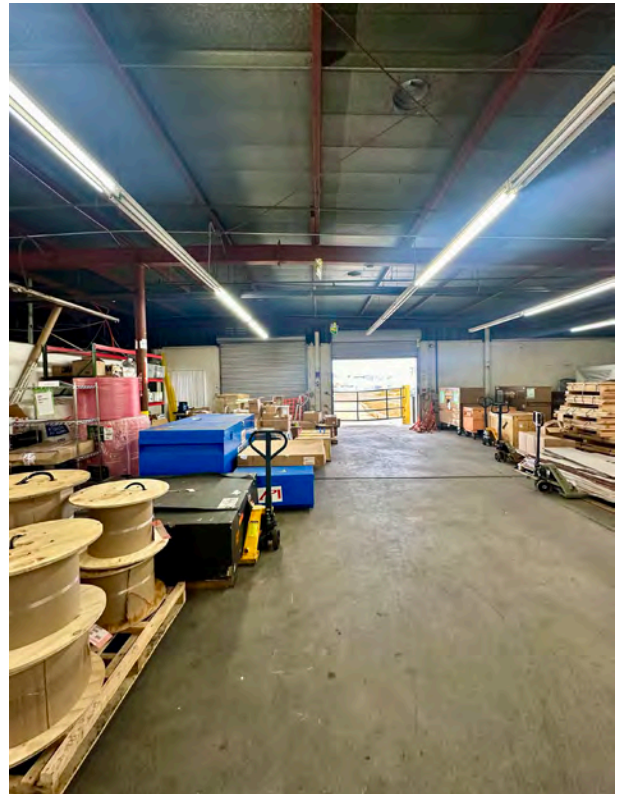
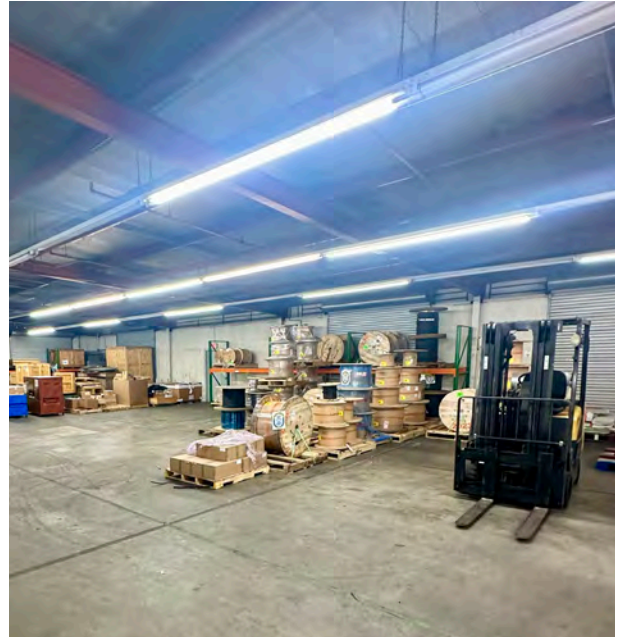
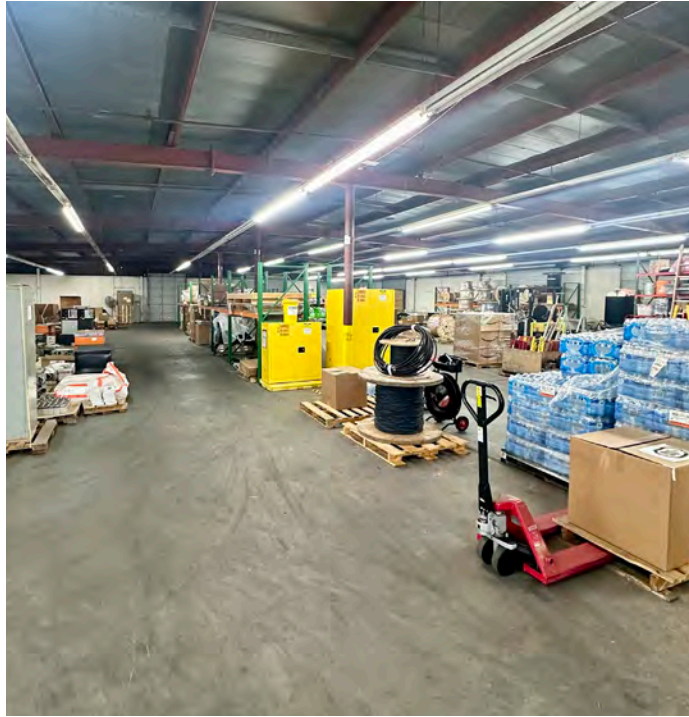
FLOOR PLAN

± 14,200 SF

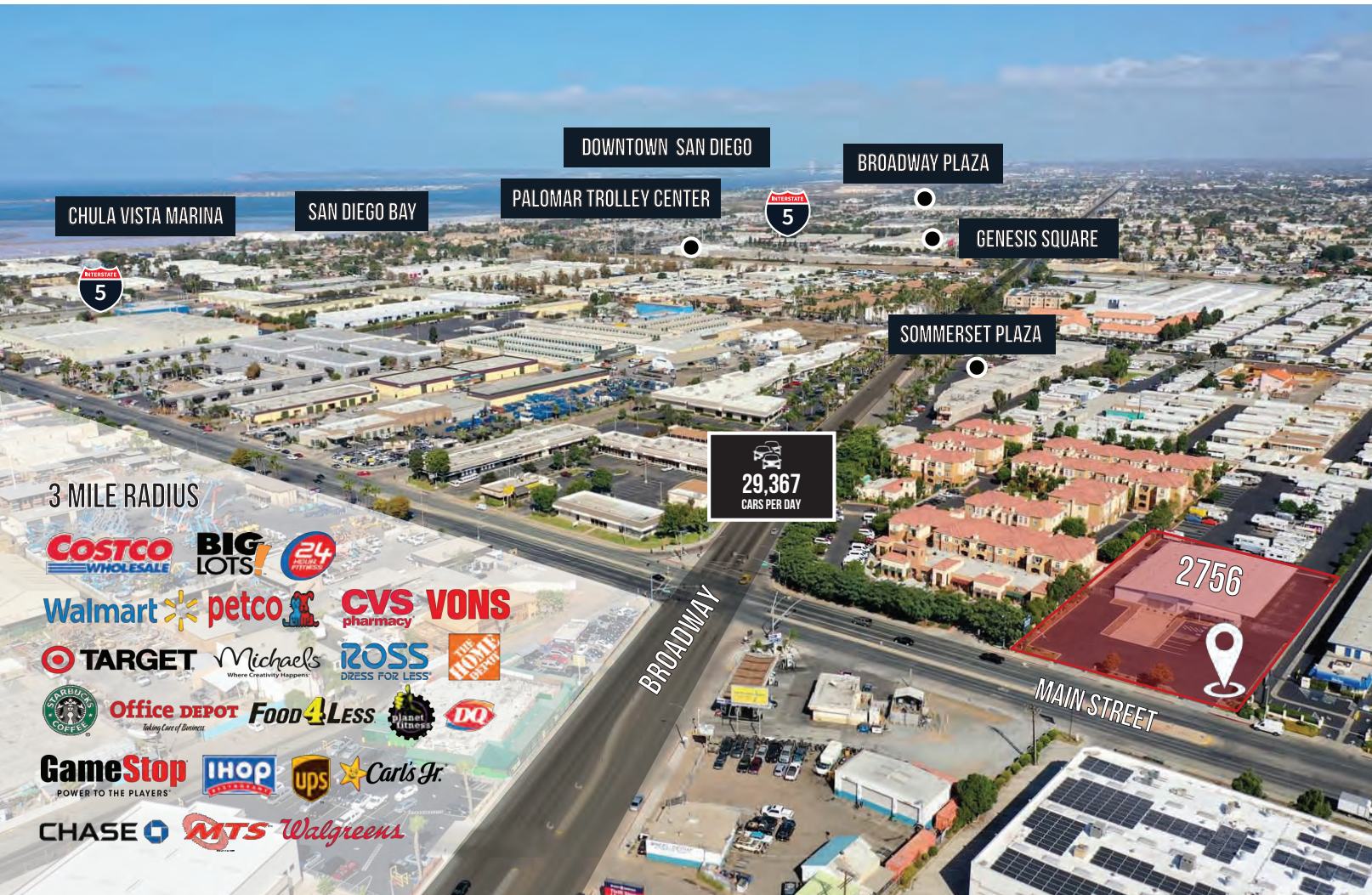
Specifications

- Reception Area
- 3 Private Offices
- Open Office Area
- 2 Restrooms
- 11 Grade Level Doors
- 2 Dock Wells





SURROUNDING RETAIL



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