

SUMMARY

PHOTOS

SITE PLAN

AERIAL

FOR LEASE

PROPERTY SUMMARY

Build to suit office / warehouse opportunity available for lease. Close proximity to Interstate 10 (I-10) and one block off LA Highway 30 (Hwy. 30). Delivery time is approximately 8 months from lease execution. Proposed building will have 1,600 square feet of office space and 12,000 square feet of warehouse with other variations possible.

Equipped with 480-Volt, 3-phase power. Thirty (30') foot eave height / loaded for ten (10) ton crane. Proposed building will have two (2) dock high loading bays and two (2) grade level drive-in doors. Ample parking with stabilized yard area options.

PROPERTY HIGHLIGHTS

- I-10 / Hwy. 30 access
- 1,600 SF office / 12,000 SF warehouse (multiple variations available)
- 2 grade-level doors / 2 dock high doors
- 480-Volt, 3-phase power
- 30' eave height loaded for 10 ton crane
- Stabilized yard options available

AVAILABLE

- 13,600 SF and Up

GRADE LEVEL DOORS

- 2 or More

BUILDING SIZE

- \$10.50 SF/yr (NNN)

LOT SIZE

- 1.19 Acres

DOCK HIGH DOORS

- 2

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	229	8,497	30,231
Avg. HH Income	\$98,976	\$98,674	\$91,312



RENDERING



SUMMARY

PHOTOS

SITE PLAN

AERIAL



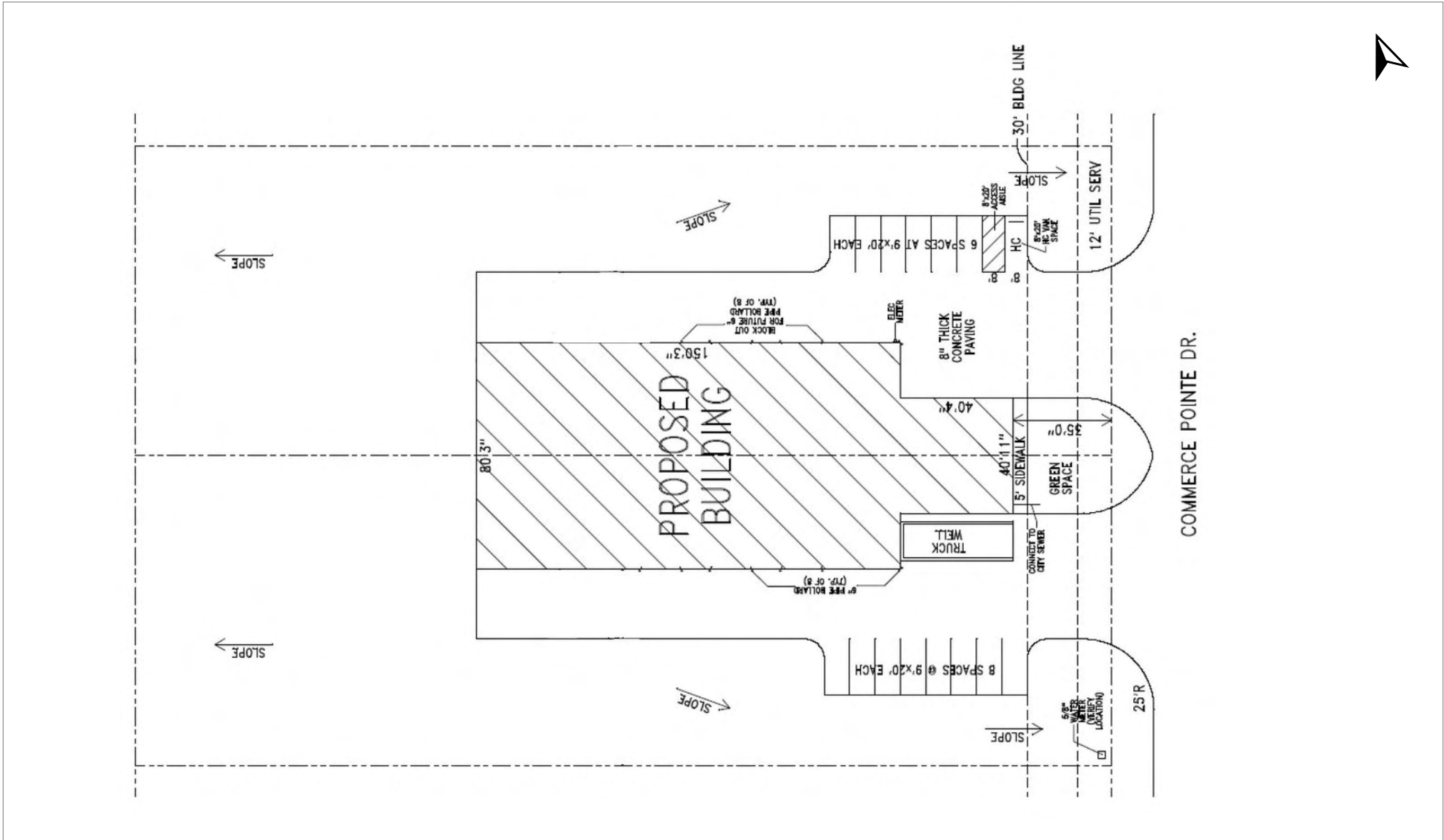
RENDERING

SUMMARY

PHOTOS

SITE PLAN

AERIAL



SUMMARY

PHOTOS

SITE PLAN

AERIAL

