

**INDUSTRIAL
LEASE**



SALASHAN BUILDING

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FULL WAREHOUSE BUILDING AVAILABLE

12,805 SF - 25,862 SF

FEATURES:

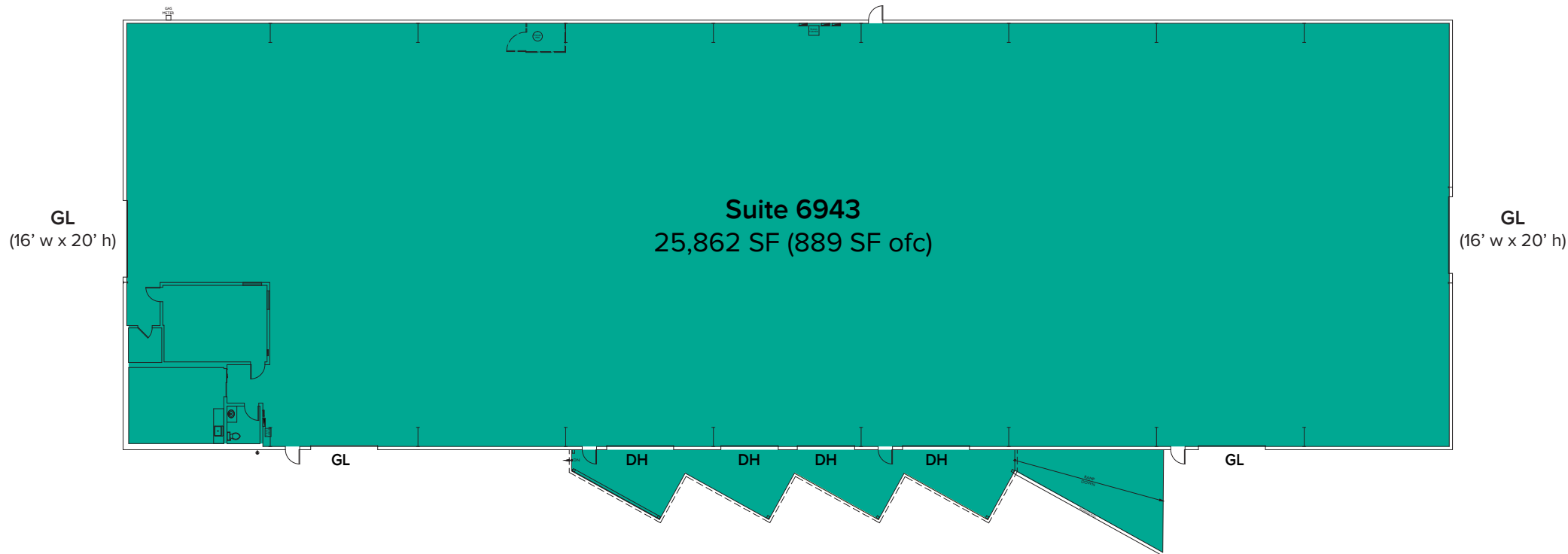
- Clear-span warehouse
- Fully insulated
- 4 Grade-level doors
- 4 Dock-highs doors with levelers
- Covered loading docks
- 1,000-Amp 480 Volts 3-phase power available
- Wet sprinkler system



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

FLOOR PLAN (AS-IS)

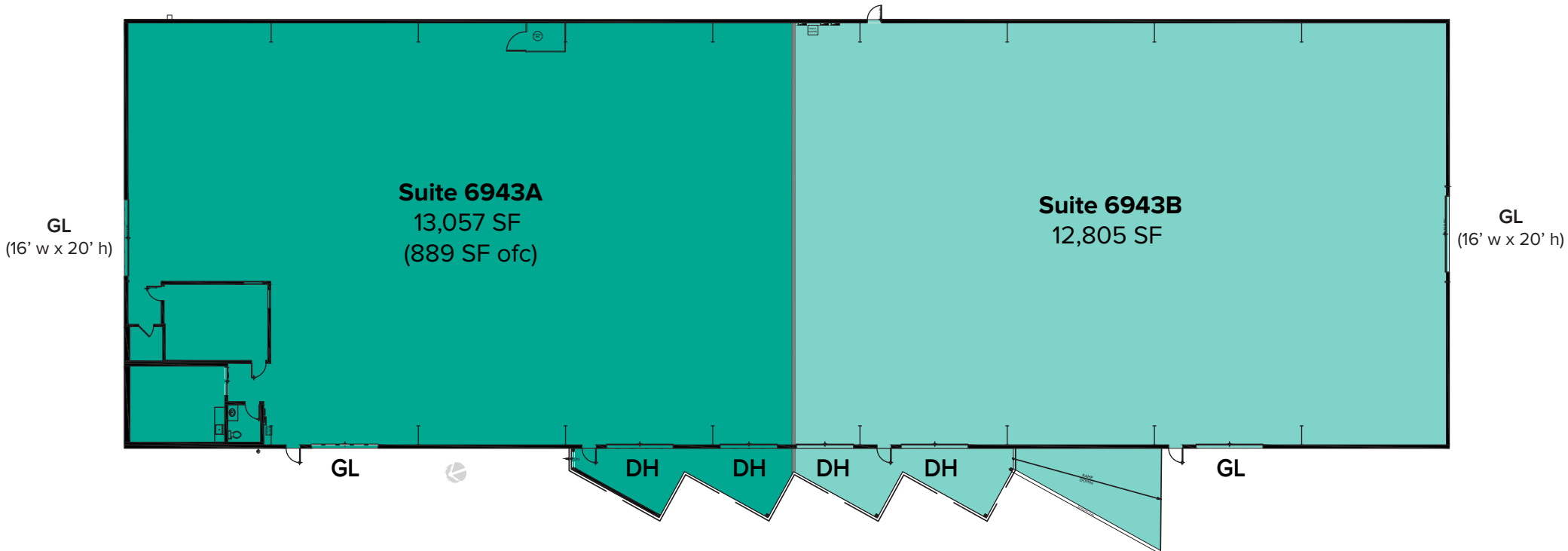
Suite	Square Feet	Rate	Notes
6943	25,862 SF (889 SF ofc)	\$0.78/SF, NNN	Warehouse with office area, 1 restroom, 2 oversized (16' w x 20' h) grade-level roll-up doors, 2 grade-level roll-up doors, and 4 covered dock-high doors. Available 9/16/2022.



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FLOOR PLAN (SAMPLE PLAN)

Suite	Square Feet	Rate	Notes
6943A	13,057 SF (889 SF ofc)	Call Agents	Warehouse with office area, 1 restroom, 1 oversized (16' w x 20' h) grade-level roll-up door, 1 grade-level roll-up door, and 2 covered dock-high doors. Available 9/16/2022.
6943B	12,805 SF	Call Agents	Warehouse with 1 oversized (16' w x 20' h) grade-level roll-up door, 1 grade-level roll-up door, and 2 covered dock-high doors. Available 9/16/2022.



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LOCATION MAP

