

FOR  
LEASE



# MILITARY ROAD S BUILDING

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# BROKER BONUS: 6% COMMISSION

**OFFICE/WAREHOUSE/FLEX SPACE**

**4,708 SF - 8,778 SF Available**

**\$0.95/SF NNN**

## FEATURES:

- 4,708 SF Easily Converted to Warehouse
- Air Conditioning Throughout
- Visibility to I-5
- 3-Phase Power
- Grade-Level Loading
- Good Parking
- Storage Available

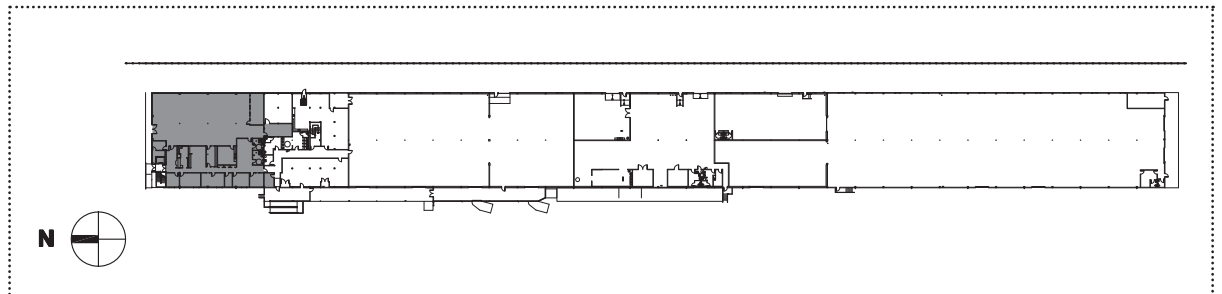
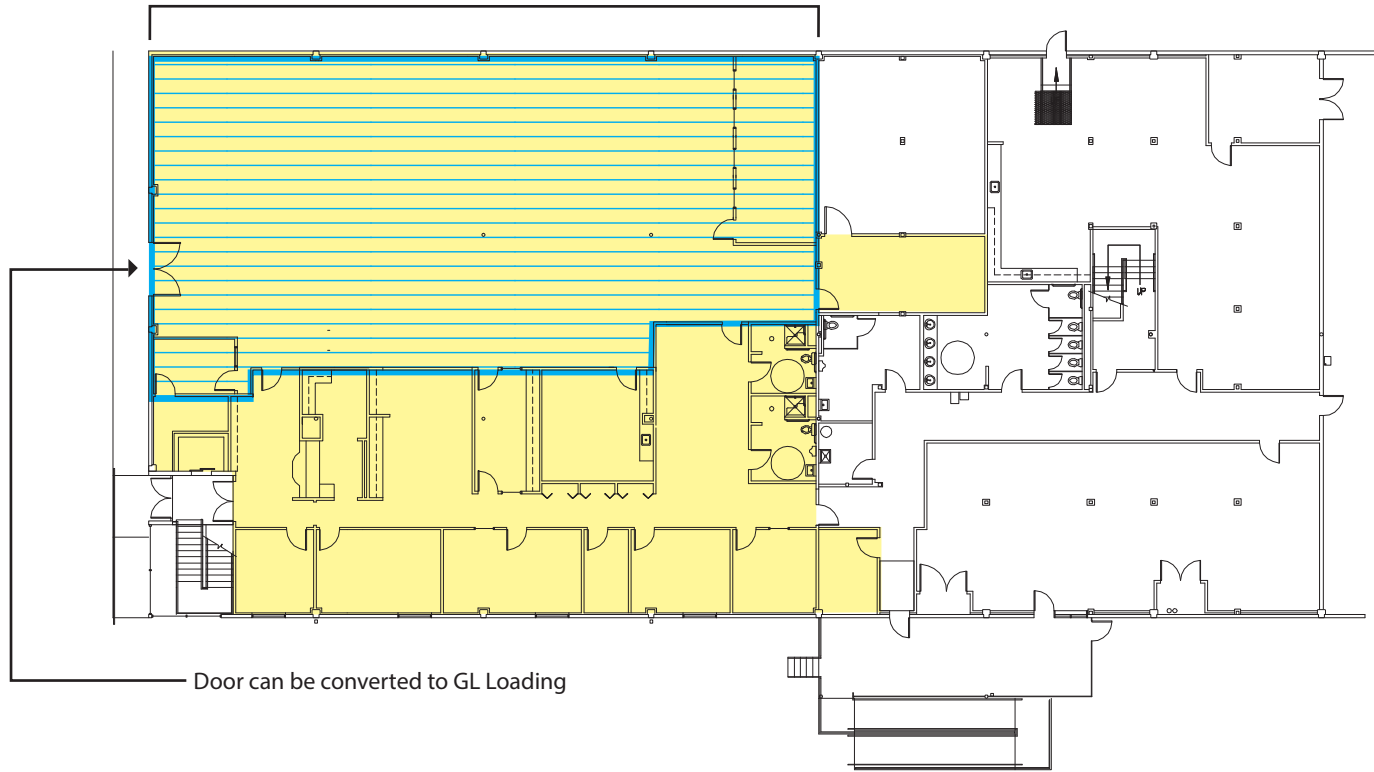
## IDEAL USES

- Server Farm
- Tech Startups
- Data Center
- Light Industrial

# SITE PLAN

**SUITE 150 - 8,778 SF Office Available**

 4,708 SF can be converted to warehouse



# LOCATION MAP



## DIRECTION FROM I-5 NORTH

- Take exit 161 for Albro Place toward Swift Ave
- Left on S Albro Place
- Right on Swift Ave S
- Continue onto S Myrtle Street
- Right onto Beacon Ave S
- Right onto Webster St
- Continue onto 29th Ave S
- Continue onto Military Road S
- Military Road S Building is located on the Left

# LOCATION MAP



## DIRECTION FROM I-5 SOUTH

- Take exit 157 for Martin Luther King Jr Way S
- Left onto S Cloverdale Street
- Right onto Beacon Avenue S
- Left onto S Webster Road
- Continue onto Military Road S
- Continue onto S Rose Street
- Military Road S Building is located on the Left

# LOCATION MAP

