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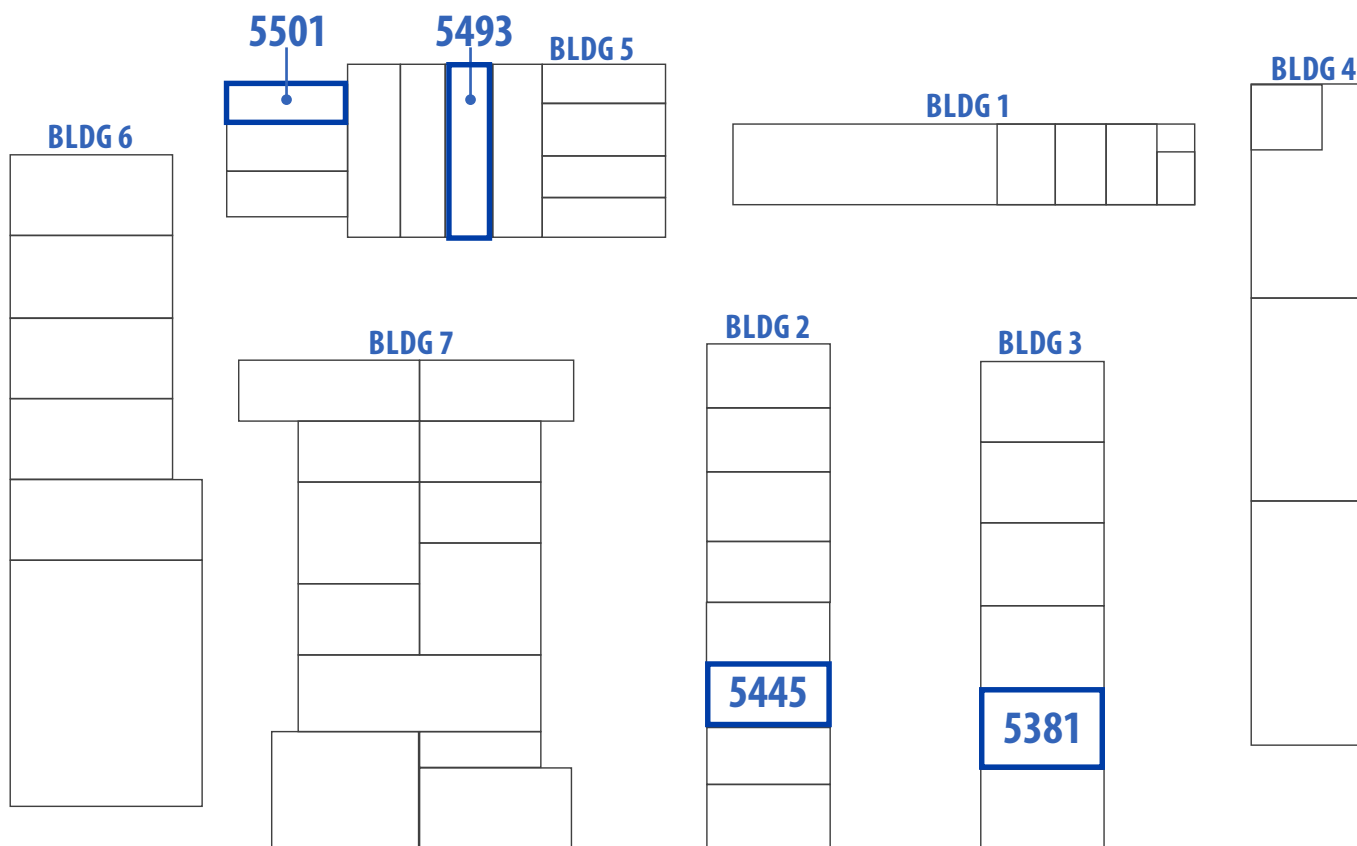
Highly desirable, centrally located industrial/office spaces.
Easy access to freeway, fronting the I-184 connector — 2 minutes to I-184, 3 minutes to I-84.
Flexible suite layouts.
Abundant surface parking.
Directory signage available.
Close proximity to restaurants and services.

SUBMARKET: Central
BLDG TYPE: CTU
BLDG SIZE: 7 Bldg. Complex
CLEAR HEIGHT: Up to 21'
LEASE TERM: 3 -w 5 Years
LEASE TYPE: NNN
NNN EXPENSES: \$0.35/SF/Mo.
AVAILABILITY: See Next Page
ZONING: I-L

CONTACT

HIGHLIGHTS

DETAILS



Building	Unit	Total SF	Office SF	Whse SF	NNN Rate/SF	NNN Rent/Mo
3	5381	3,000 SF	800 SF	2,200 SF	\$1.10 SF	\$3,300 + NNNs
2	5445	1,600 SF	900 SF	700 SF	\$1.10 SF	\$1,760+ NNNs
5	5501	715 SF	715 SF	0	\$1.25 SF	\$894 + NNNs
5	5493	1,000 SF	400 SF	600 SF	\$1.10 SF	\$1,100 + NNNs

FLOOR PLAN



W FAIRVIEW AVE

N CURTIS RD

N ORCHARD ST



SITE

3.4 MILES
7 MINS
TO DOWNTOWN