



PROPERTY HIGHLIGHTS

- 7,177 SF available
- Available December 1, 2021
- Easy access to Highway 1
- Overhead loading doors

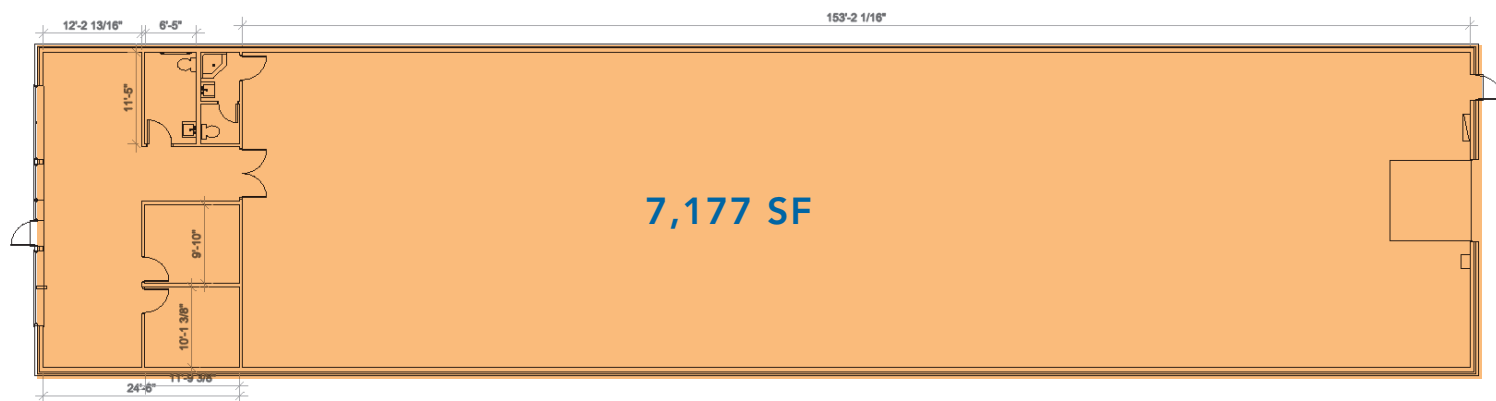
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FLOOR PLAN

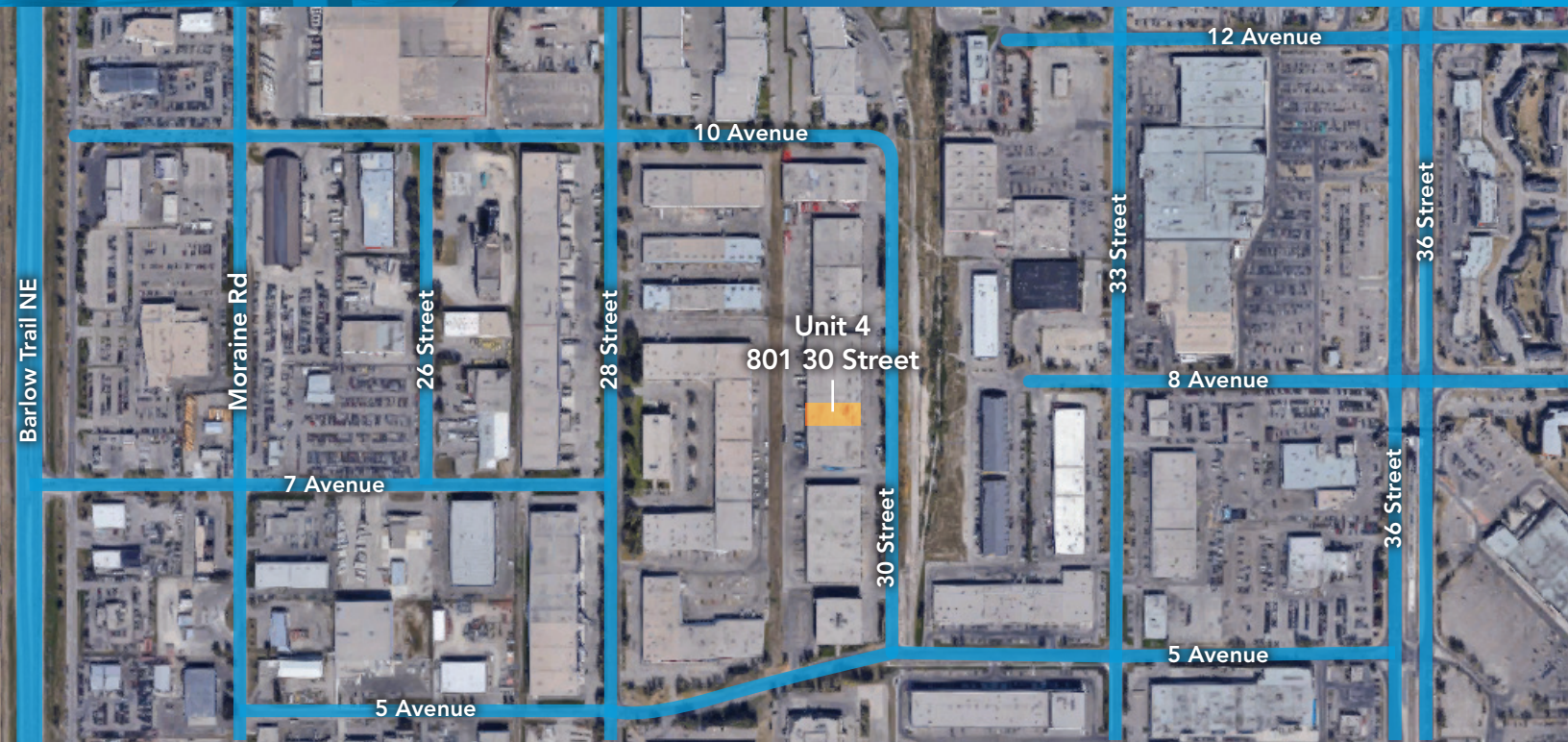


DETAILS	
ADDRESS	UNIT 4 - 801 30 Street NE
BUILDING	801
SIZE	7,177 SF
ZONING	IN - Industrial
HEATING	Rooftop heating & cooling unit heater in warehouse
LIGHTING	To be upgraded to LED
CLEAR HEIGHT	22'
SPRINKLERS	Yes
PARKING	Lots throughout entire complex
LOADING	One (1) 12' overhead door One (1) 8' overhead door

LEASING INFORMATION	
BASE RENT	Market
OP COSTS	\$3.76 PSF (2021 est)
AVAILABILITY	December 1, 2021

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