

I-10 FRONTAGE WAREHOUSE SPACE

13,440 SF AVAILABLE
LEASE RATE \$7,392 (55¢ / SF) Per Month NNN
PROPERTY HIGHLIGHTS

BUILDING SIZE	± 40,425
AGE	2002
CONSTRUCTION	Concrete Tilt-Up
CEILING HEIGHT	21'
LOADING	Truck Well and Grade
HVAC	AC (Showroom), Evap (Warehouse)
POWER	400 Amps, 277/480 Volt, 3-Phase
ZONING	I-1 (Light Industrial)
TRIPLE NET AMOUNT	23¢ / SF / Month (2016)

PROPERTY FEATURES

- Interstate 10 Frontage and visibility
- 159,000 VPD Traffic count (24 Ave. Weekday)
- Easy access from Prince Road Interchange
- Excellent Loading with 2 grade & 2 truck wells



For more information, please contact:

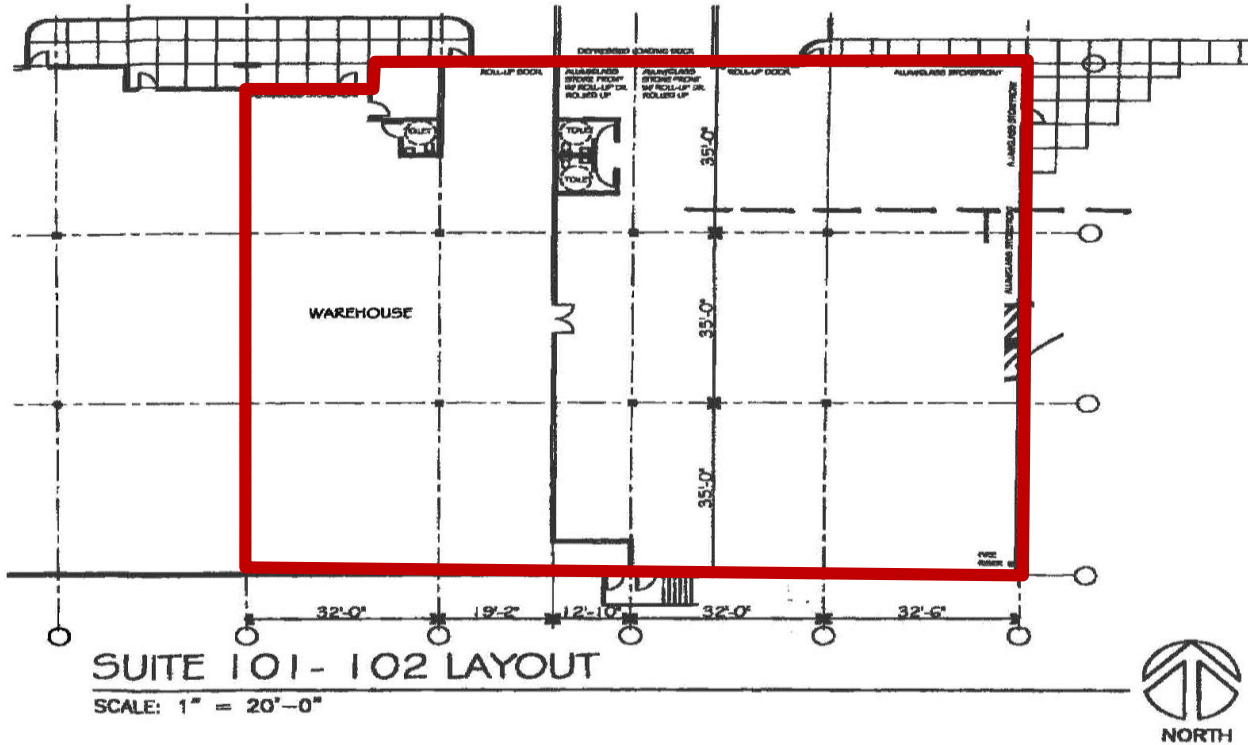
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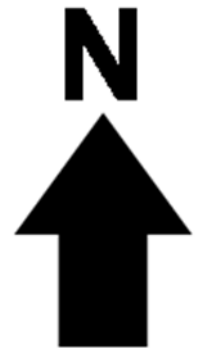
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FLOOR PLAN



I-1- EB FRONTAGE ROAD



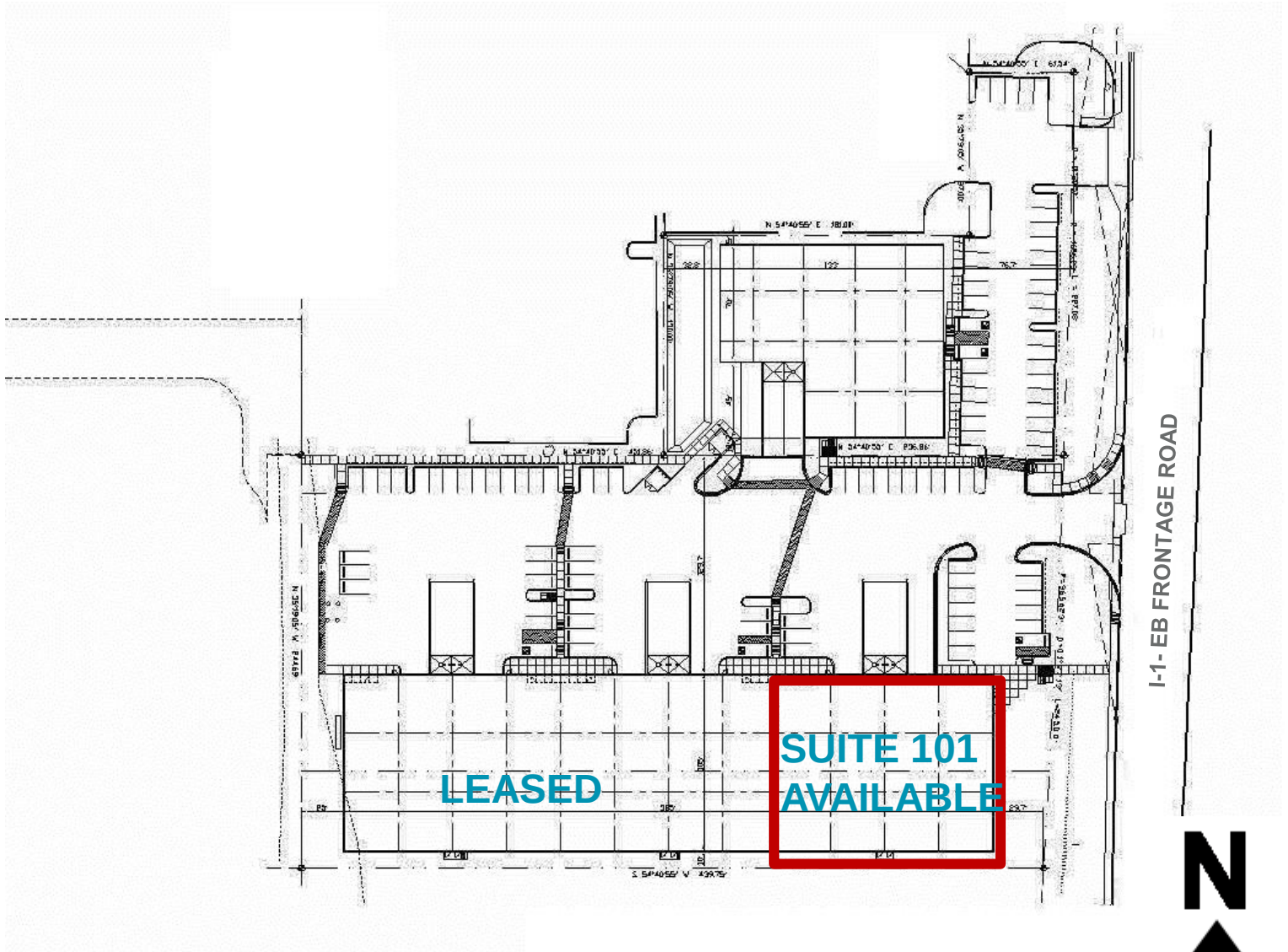
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SITE PLAN



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MAPS



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