



Office/Warehouse Building for Lease

426 W. Bedford Ave.

Multi-story office warehouse building

For Further Information Please Contact:

Justin Tancredi

(559) 449-2424

CA DRE #01372876

- Prime Office/Warehouse leasing opportunity near Palm Ave.
- 2 Story building totaling 20,051 sq. ft. (includes exterior workshop)
- 8,500 sq. ft. Office and 11,551 sq. ft. warehouse/workshop areas
- Turn-key Tenant Improvements available
- Excellent location near Highway 41, Riverpark and Palm Bluffs

Russell G.
Smith
Inc.

426 W. Bedford Ave.

Available:

426 W. Bedford Ave. Approximately 20,051 square feet (entire building)

Comprised of approx. 8,500 sq. ft. of office space and 11,551 feet of warehouse & workshop area

Lease Rate

\$1.45/sf per month, NNN

Three percent (3%) annual escalations

Tenant is responsible for PG&E and Janitorial

Parking

There is a large gated parking area inside the project and also exterior, on-street parking along Bedford Ave.



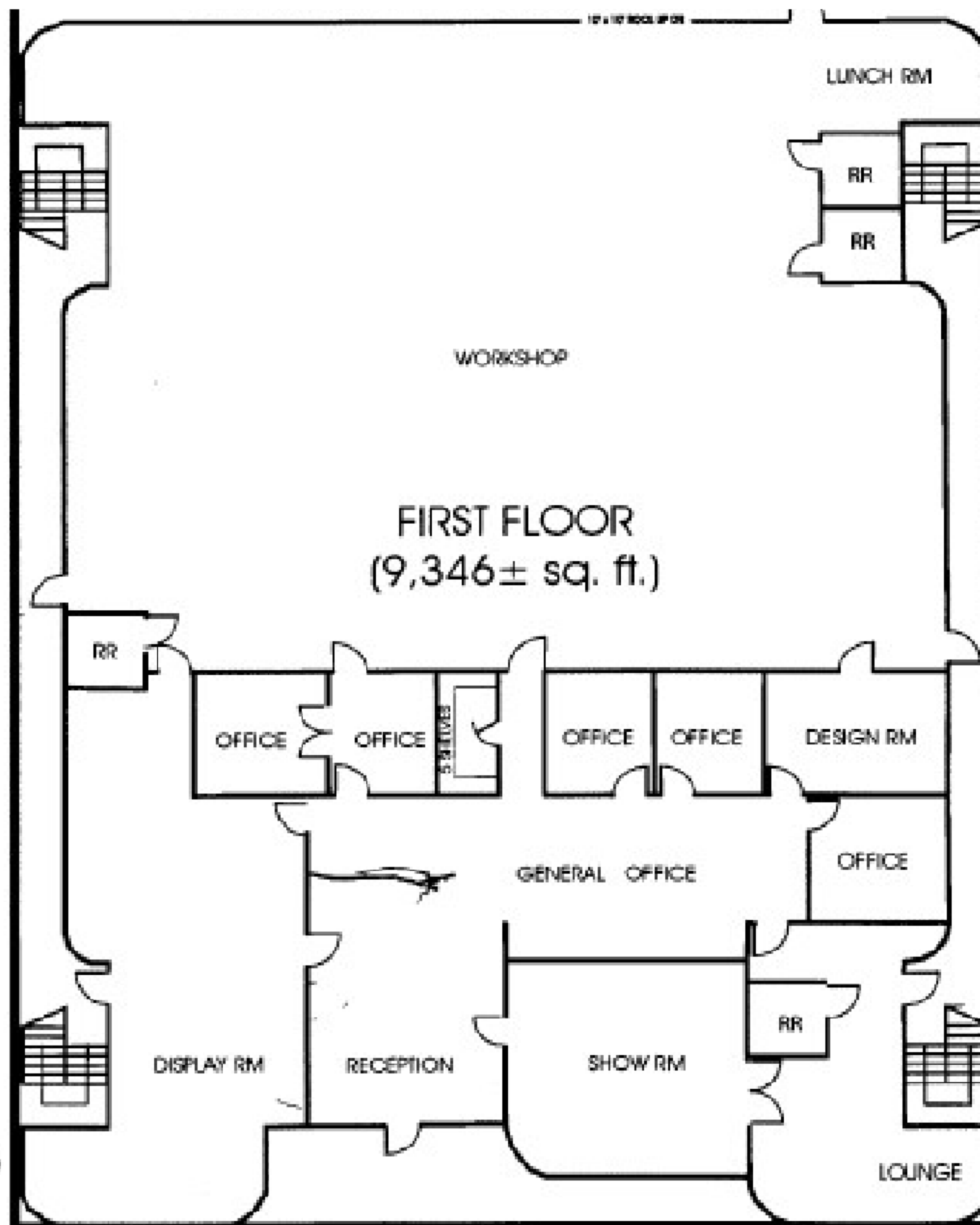
Location

426 W. Bedford Ave. is part of the Woodward Business Park, located in close proximity to the Palm Bluffs Corporate Center, Riverpark Shopping Center and Highway 41.

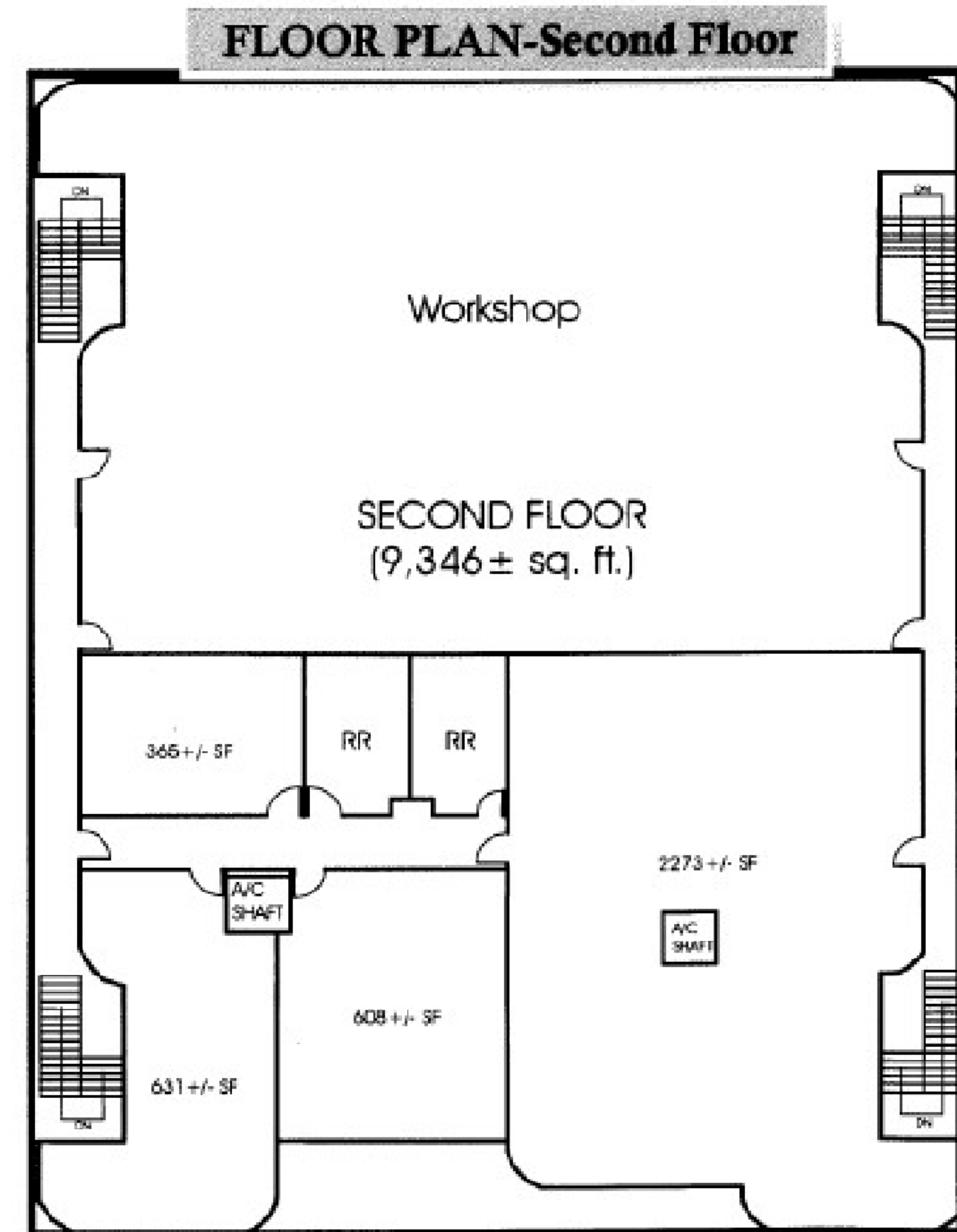


426 W. Bedford - Approx. Floor Plan - 20,051 sq. ft

Multi-story building with exterior warehouse area



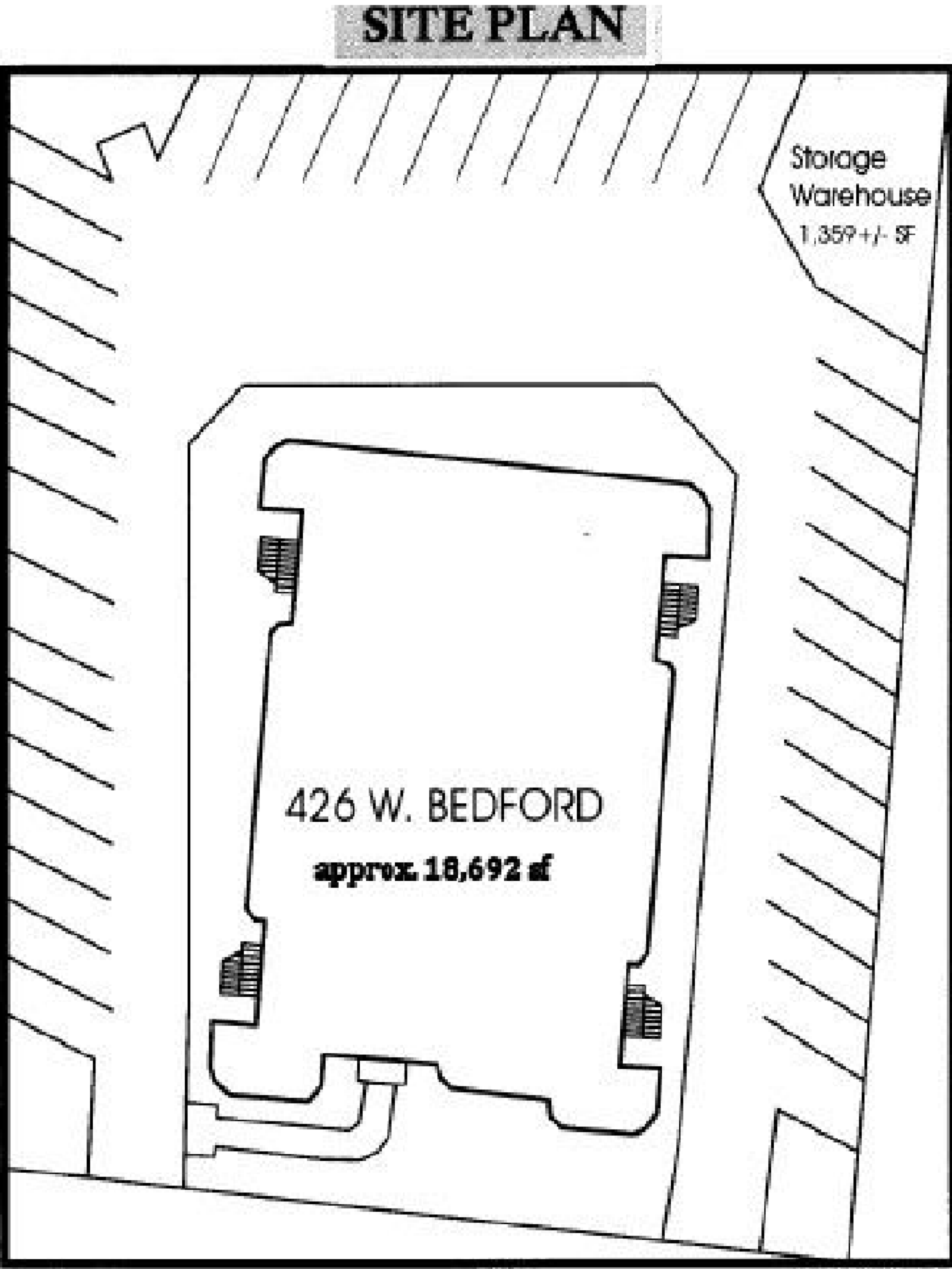
1ST FLOOR (approximate)



2ND FLOOR (approximate)

426 W. Bedford - Site Plan

Total Project - Approx. 20,051 sq. ft.



426 W. Bedford Ave. Aerial View

