

**105,729 SQ. FT. ADAPTIVE REUSE OF RETAIL FOR WAREHOUSE/STORAGE/DISTRIBUTION USES
DIVISIBLE TO 20,000 SQUARE FEET**

A PORTION OR THE ENTIRE BUILDING CAN BE MODIFIED TO SATISFY USER DEMAND

RARE 20,000 TO 105,729 SQ. FT. OF DISTRIBUTION/WAREHOUSE SPACE



1200 NORTH MAIN STREET, BISHOP, CA 93514

This Brochure is owned by Team Ukropina

AVAILABLE SIZES: +/- 20,000 SF - 105,729 SF

LOT SIZE: +/- 283,140 SF / 6.50 AC

RENTAL RATE: \$1.00/SF/month NNN, price will be adjusted if divided

BILL UKROPINA

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**COLDWELL BANKER
COMMERCIAL
REALTY**

105,729 SQ. FT. ADAPTIVE REUSE OF RETAIL FOR WAREHOUSE/STORAGE/RETAIL

DIVISIBLE TO 20,000 SQUARE FEET

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1200 N MAIN STREET,

Bishop, CA 93514

OFFERING SUMMARY

ADDRESS	1200 N Main St, Bishop, CA 93514
AVAILABLE SIZES:	+/- 20,000 SF - 105,729 SF
LOT SIZE:	+/- 283,140 SF / 6.50 AC
YEAR BUILT	2000
RENTAL RATE	\$1.00/SF/month Net, price will be increased if divided

PROPERTY DESCRIPTION

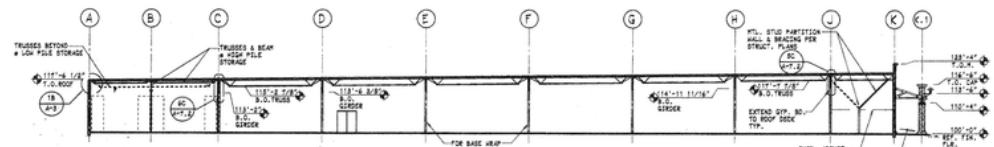
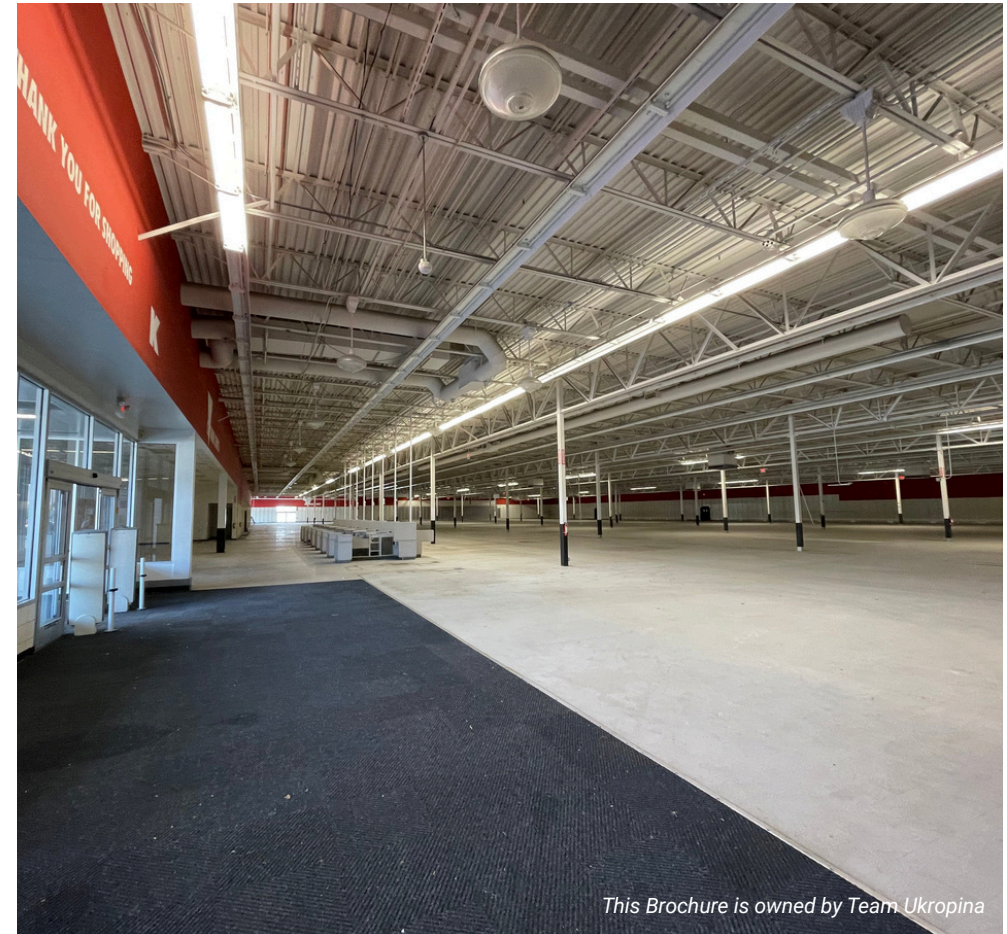
A user can lease this entire +/-105,729 square foot building, divisible to +/-20,000 square feet very soon. The building has a huge parking area to accommodate companies with many employees, expansion space or outdoor storage use. Your company's warehouse/distribution/industrial/office/R&D or retail needs can be accommodated by the owner's renovation. The location is in Central Bishop with immediate access to highway 395 (Mammoth and Reno to the North and Los Angeles to the South), Highway 6 and the Bishop Airport.

Designed for flexibility, the space offers a functional layout ideal for a variety of distribution, warehouse, or specialty uses. With prominent street frontage, convenient access, and dedicated on-site parking, this location provides an excellent opportunity for tenants seeking strong exposure and a presence within Bishop's primary shopping destination.

Multiple roll-up doors can be added. The building can also accommodate cold storage uses and users with many other needs. The building was built to Title 24 Energy standards. The building is serviced by Edison with 1,600A.

Ceiling Heights from bottom of girder ranges from 13' to 15', bottom of truss 15' to 18'.

Additional land may be available to provide more space, parking and outdoor storage for users.



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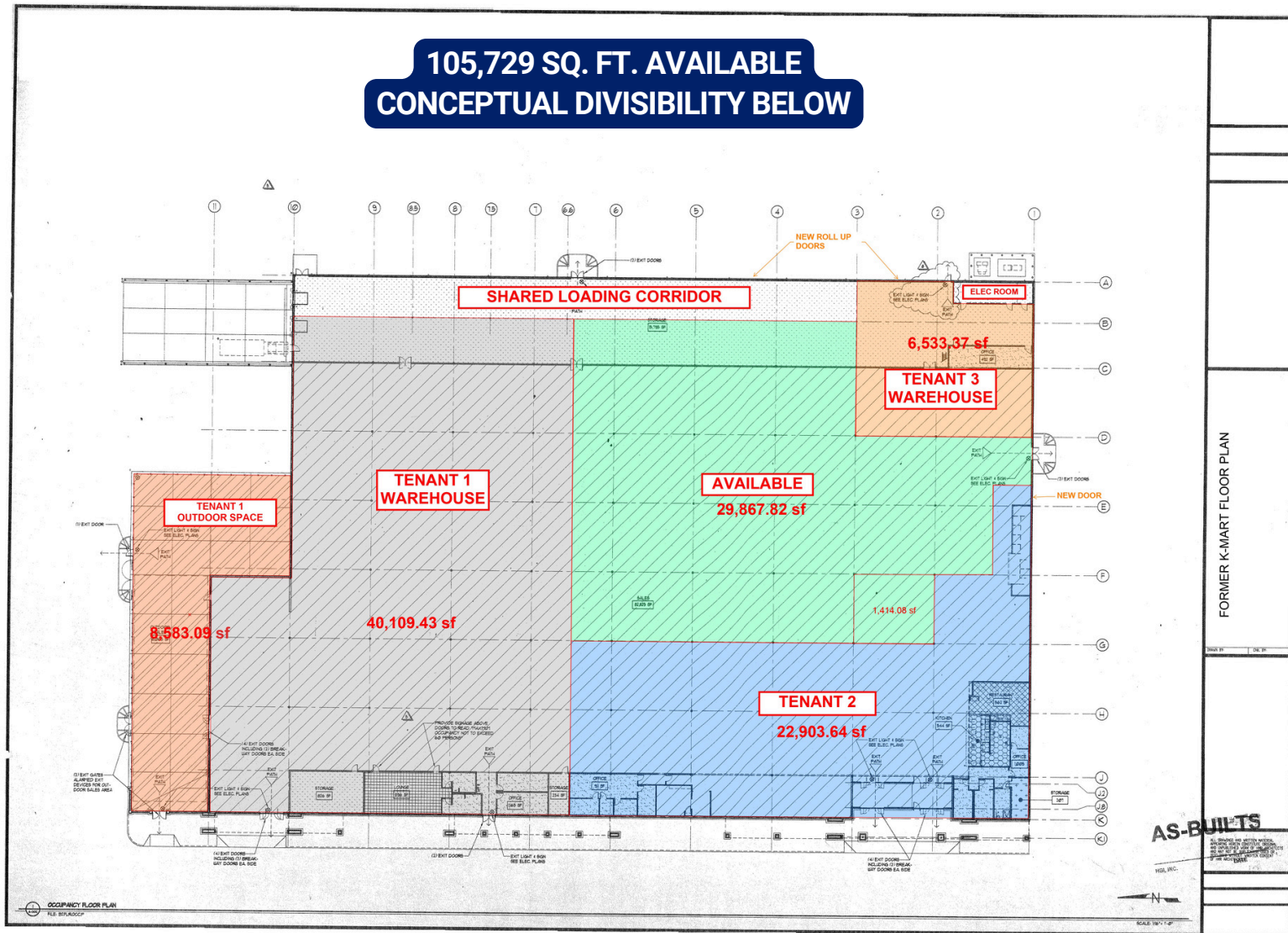
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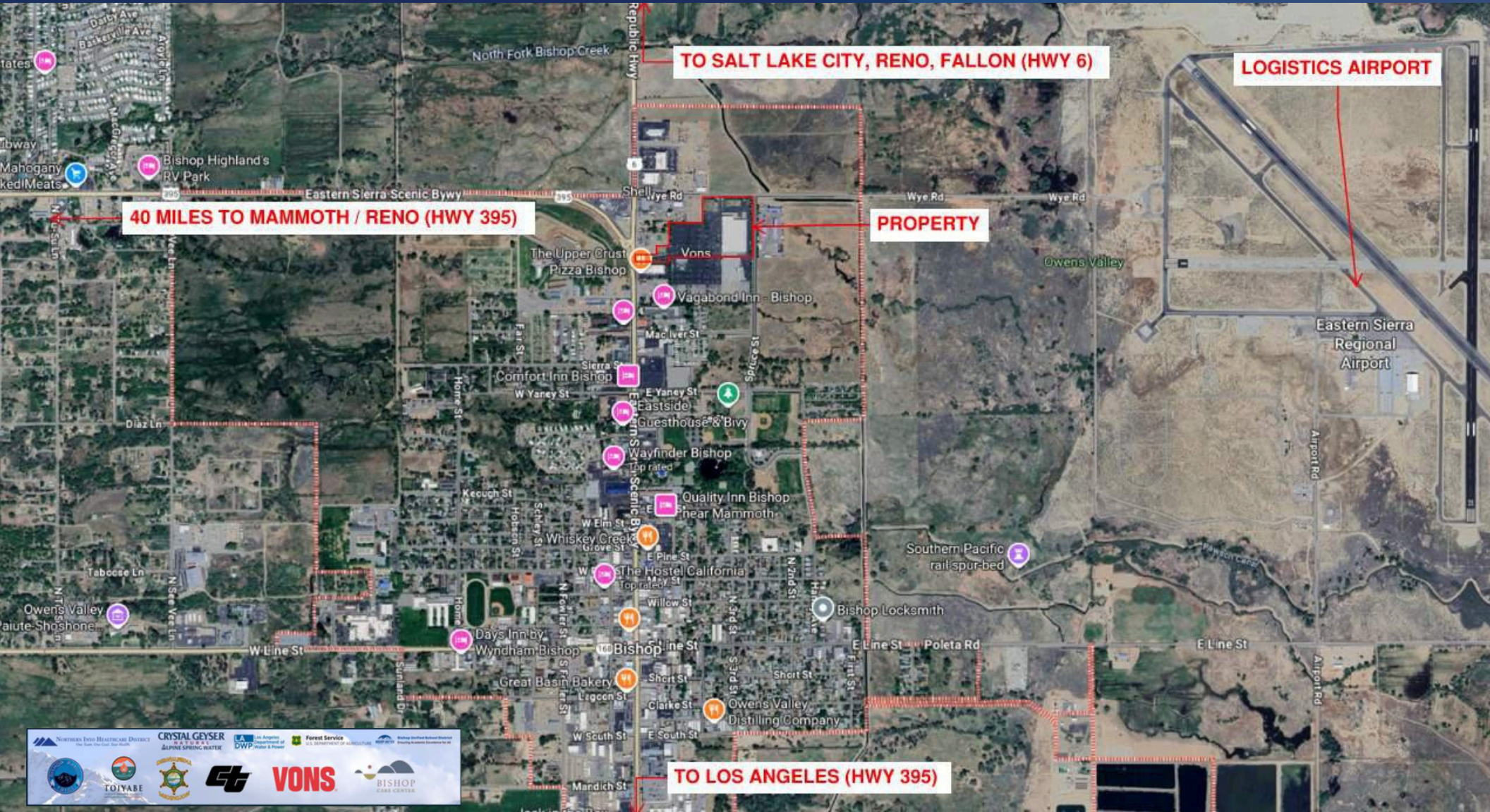






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