



GENERAL INDUSTRY

SUITE 101B

3,623 SF

\$16.00/SF/YR; NNN \$4.21/SF/YR

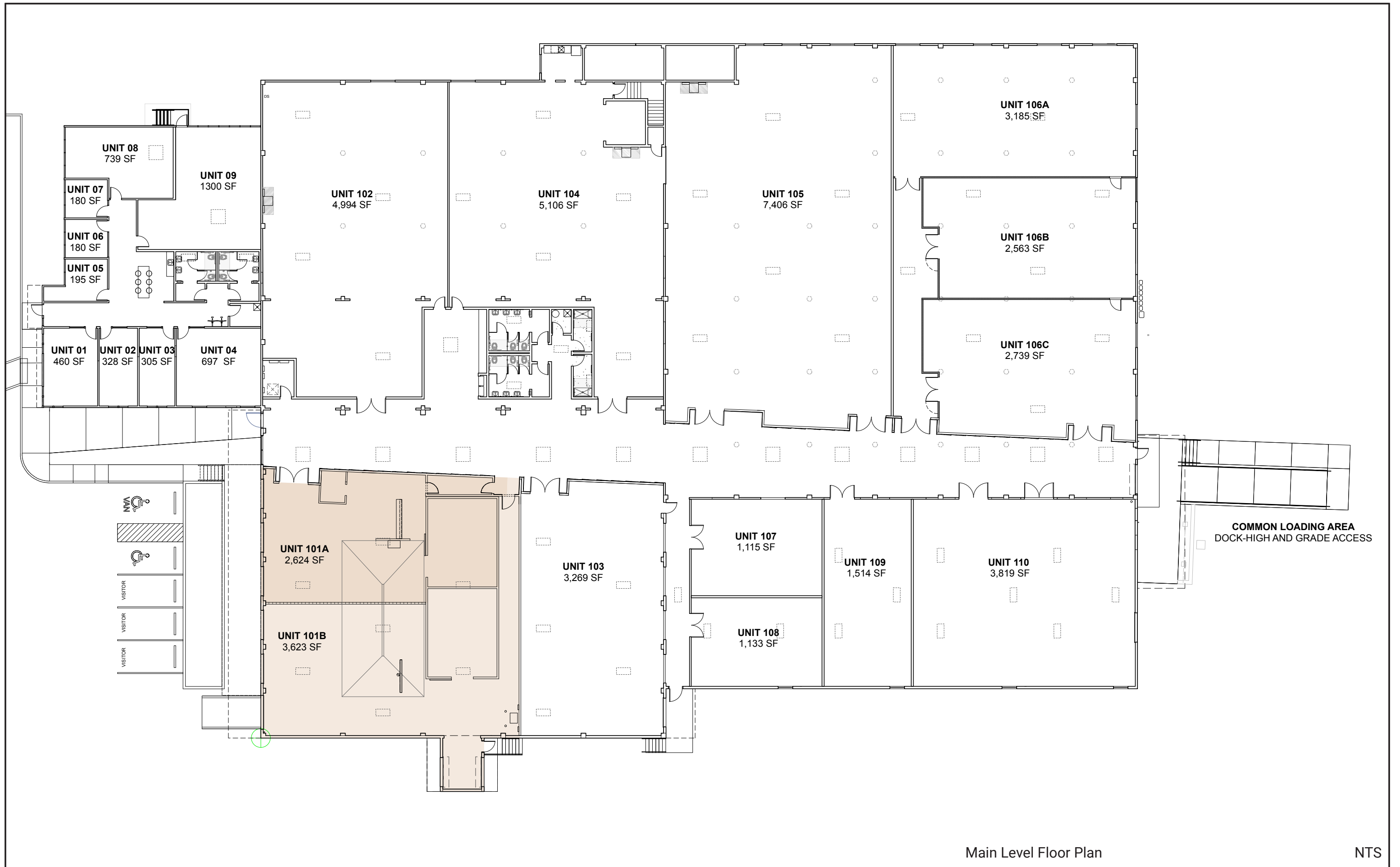
FEATURES

- Lots of windows and skylights. A bright, cheery space with connection to the exterior and the main common hallway.
- Roll-up doors to open space to exterior; exterior seating along side of space with awning and plantings.
- Access to common hallway and building amenities including mail area, interior bike parking, common bathrooms and showers.
- Suite 101B has high visibility and connectivity to the property entrance. Illuminated signage can be accommodated.
- Two dedicated dock-high loading bays; one dedicated ramp-serviced loading bay, personnel door to exterior.
- One 3-ton high efficiency heating/cooling HVAC unit installed in 2019. Distributed throughout space overhead.
- Separately metered 480V power supply with transformer for 208V power at 200A panel.
- Broadband and fiber optic data available.
- 8'-FT LED suspended area lighting fixtures throughout.
- Distributed power throughout multiple 120V wall outlets and drop power supplies for equipment.
- Includes prep sink hookup, hose hookups, hand wash sink, on-demand hot water heater.
- Contained production area sloped to trench drain with electronic valve and MAS inspection vault.
- Natural gas service distributed in space.
- Walk-in refrigerator 25' x 20' x 18'H with sliding door to allow forklift access.
- 12' high partition wall with FRP surface. Bottom of truss is 12'-6" clear of the floor.
- Existing bow-truss roof is insulated with new membrane roofing.
- Fully sprinklered.
- Ample parking for employees and guests onsite and landscaped exterior gathering spaces.
- Secure, illuminated fenced site with fob/keycode automatic gates, 24/7 access.
- Nightly security patrol.

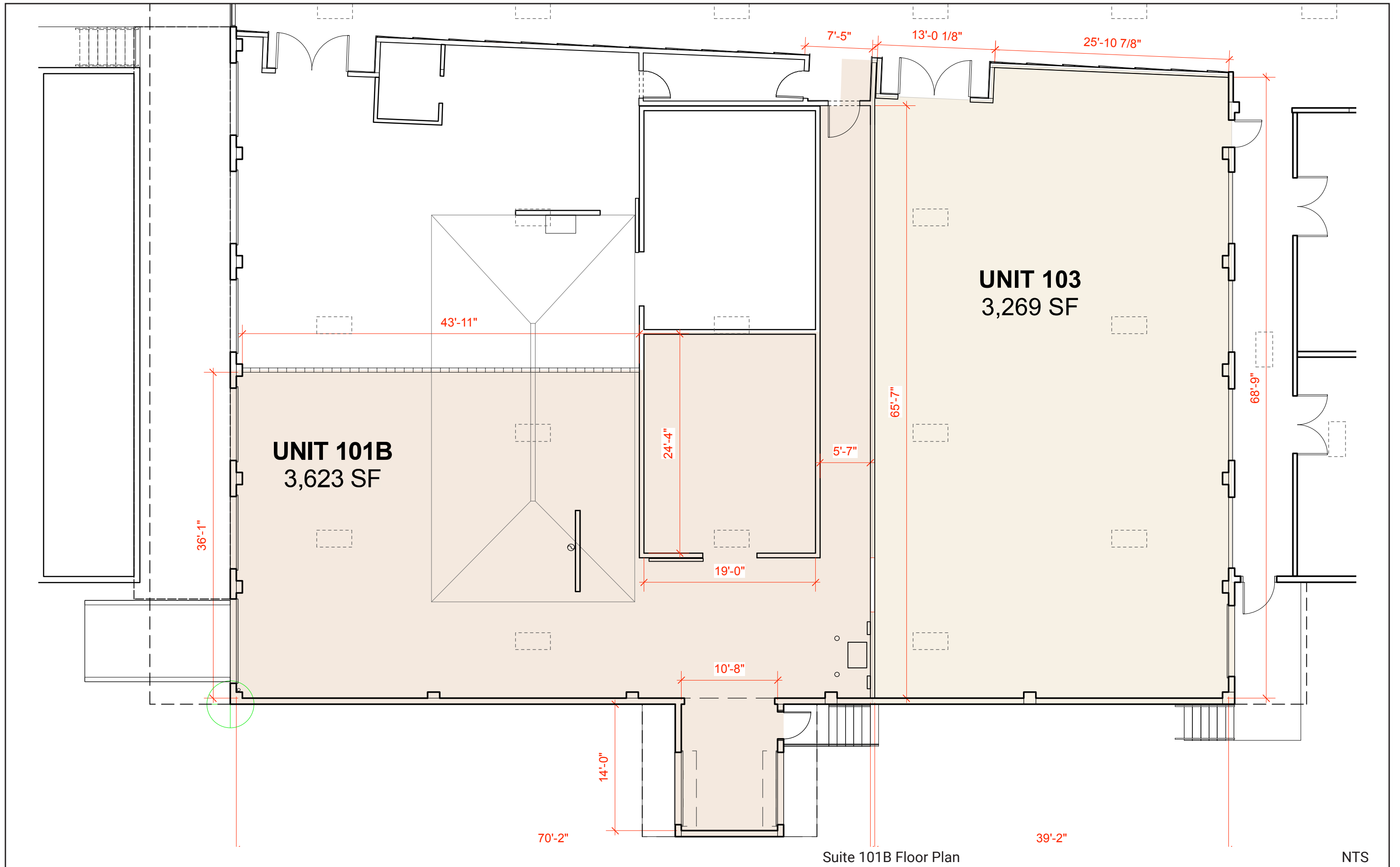


Available Now

inquiries@generalindustry.com



Main Level Floor Plan



Suite 101B Floor Plan

NTS