



FOR LEASE - 1000 PINER RD UNIT A RETAIL FRONTAGE / WAREHOUSE - GREAT EXPOSURE 25,000+/- DAILY TRAFFIC COUNT

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

SITE / BUILDING

Grade Level Roll Up Door:	12' Tall x 18' Wide
Fire Suppression:	Yes
Daily Traffic Count:	29,700+/-
Interior Warehouse Clearance:	13' to 18'
Insulation:	Roof Only
Power:	200 Amps / 3 Phase
Zoning:	IL (Light Industrial)



UNIT B SPACE SQ. FT. BREAK DOWN

Total Rentable Sq. Ft. :	2,000 +/- Sq. Ft.
Warehouse & Restroom:	1,170+/- Sq. Ft.
Showroom:	830+/- Sq. Ft.
Mezzanine (not Included)	450+/- Sq. Ft.

UNIT	SPACE	RENTABLE Sq. Ft.	LEASE	BASE Mo. RENT	Est. CAM Mo.	TOTAL Mo. COST
A	Warehouse	2,000 +/- Sq. Ft.	NNN	\$2,800 (\$1.40 per Sq. Ft.)	\$800 (\$0.40 per Sq. Ft.)	\$3,600 (\$1.80 per Sq. Ft.)

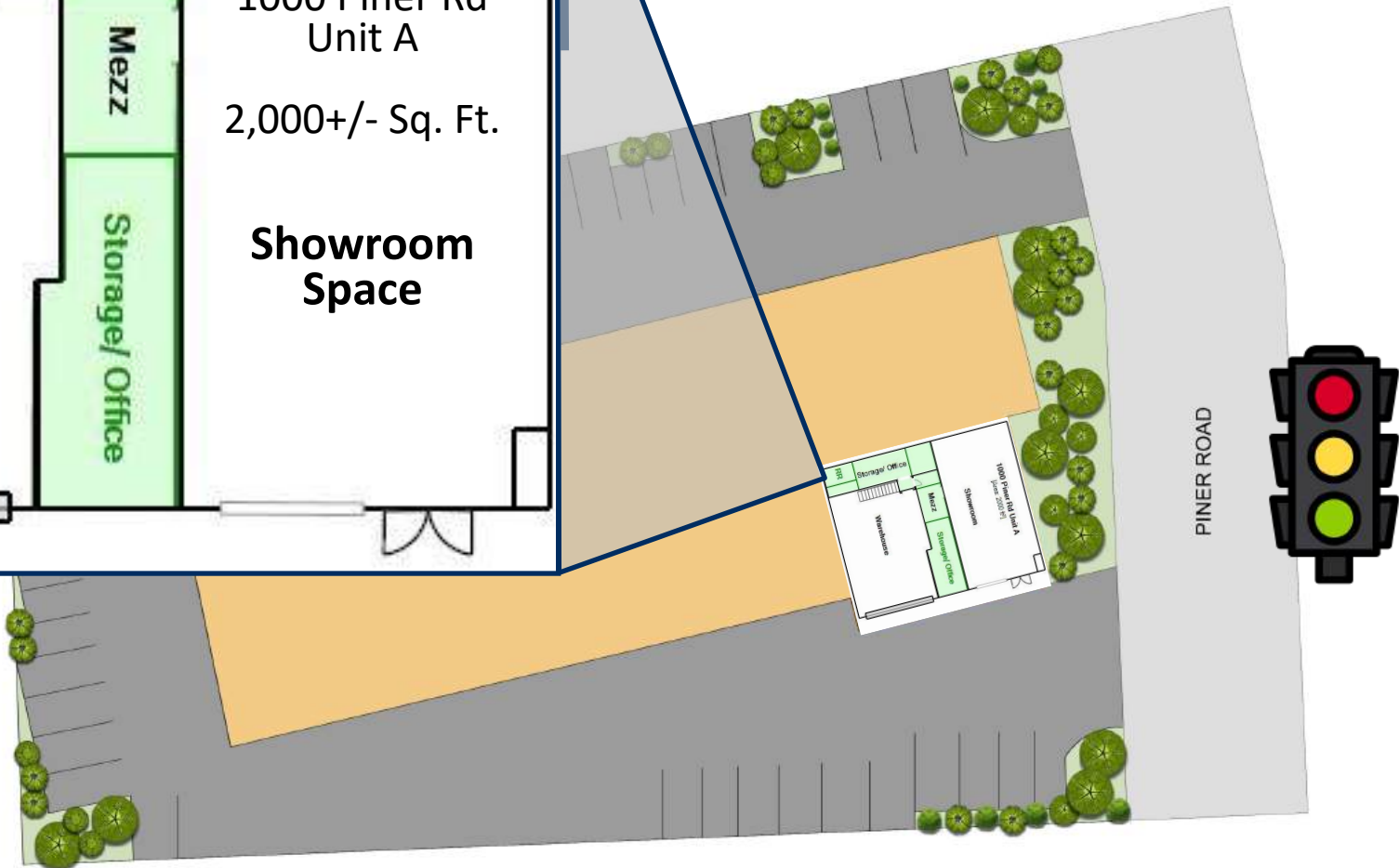
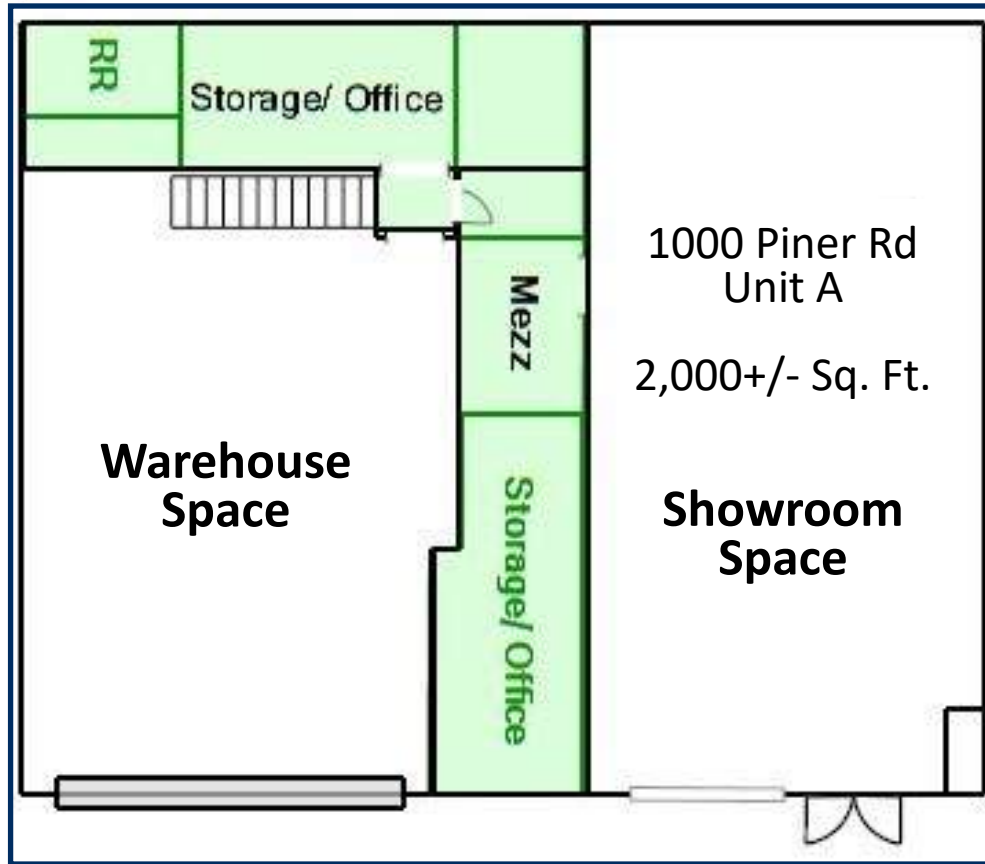
Unit A

The Property is located in a well-traveled area with Piner Road frontage at the Piner and Airway intersection, surrounded by numerous restaurants, retail, industrial, and other commercial uses. The site offers excellent signage on Piner Rd. at the controlled intersection of Piner and Airway Drive. The property is also a short distance from the Coddington Shopping Center and U.S. Hwy 101. Unit A features one 12' by 18' roll-up door, a warehouse area, and a large showroom, potential private offices, and fire suppression.

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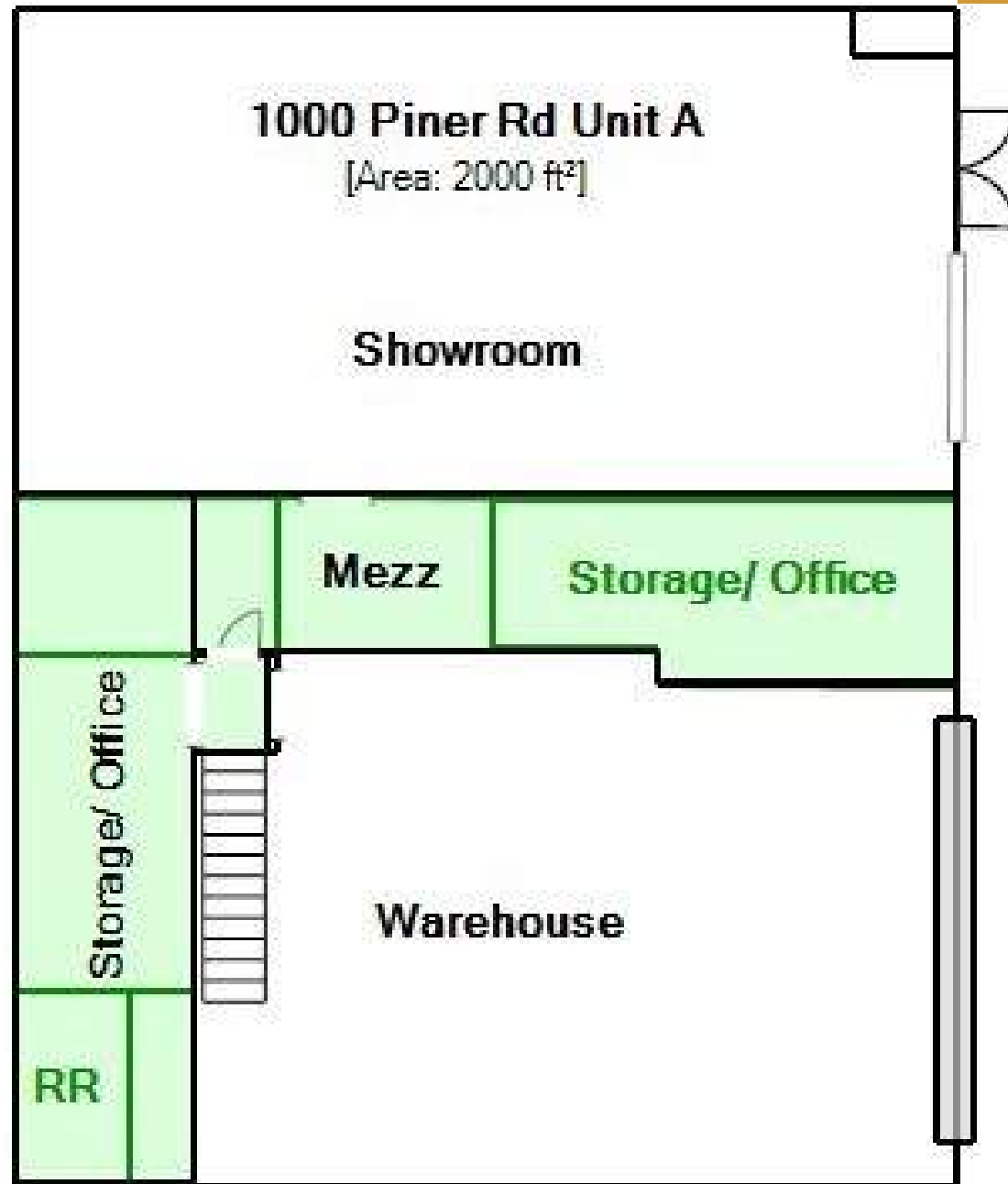


UNIT A SITE PLAN





UNIT A FLOOR PLAN





UNIT A PHOTOS



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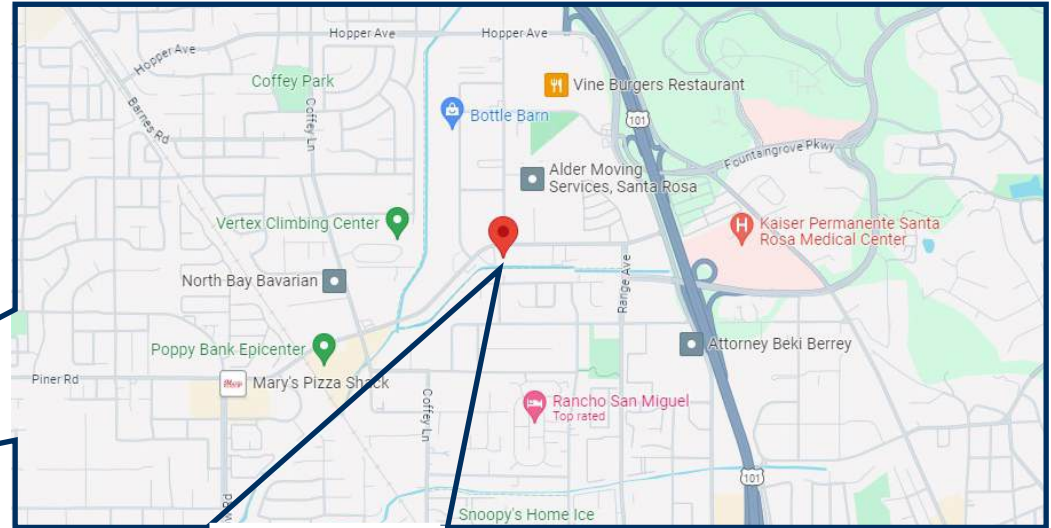
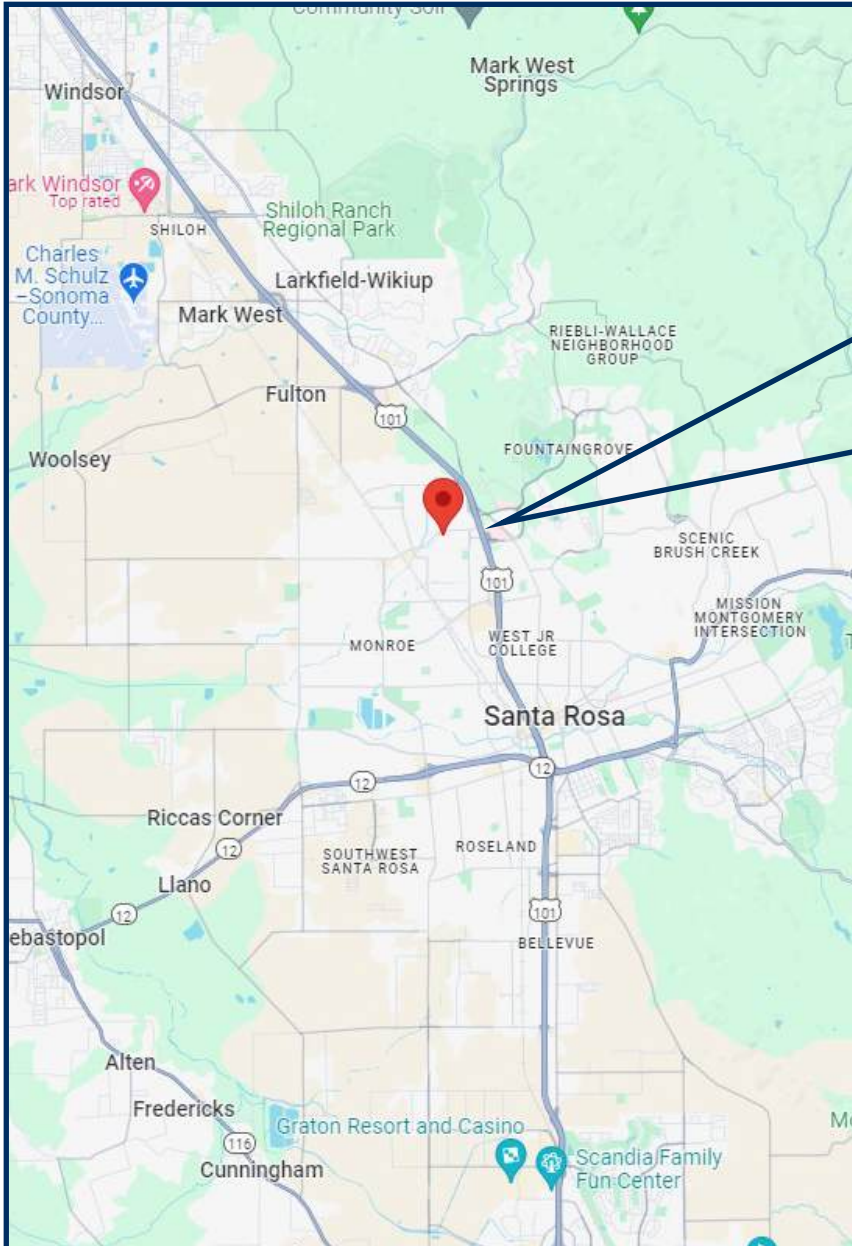
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MAPS



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