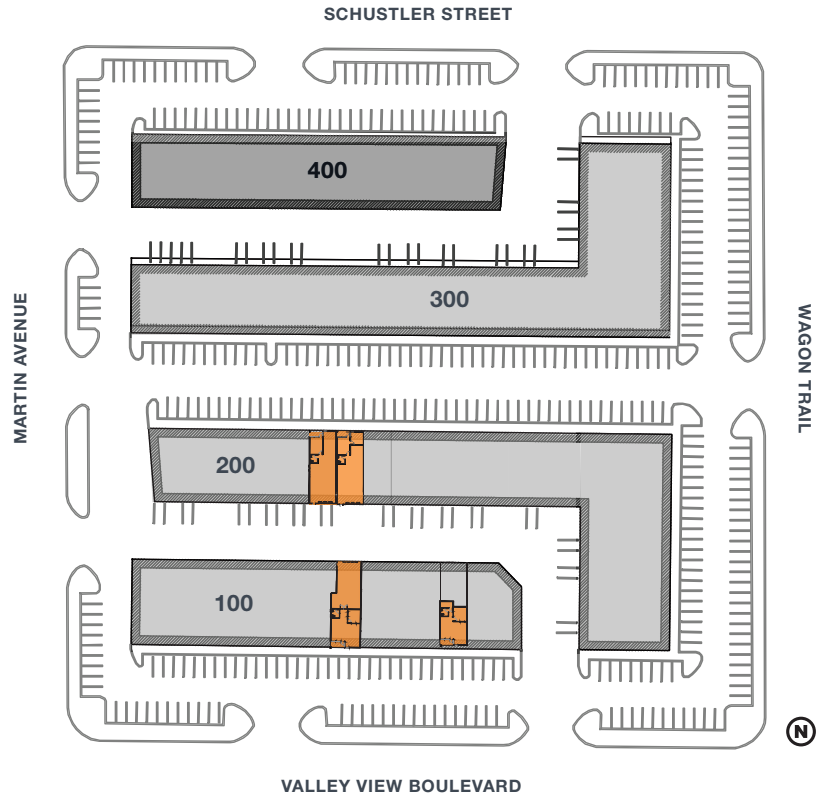


VALLEY VIEW BUSINESS CENTER IV

SITE PLAN

FOR LEASE



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AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

WVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	104	±873	±873	-	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
IV	100	112	±1,814	±199	±1,615	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
IV	200	228	±1,715	±552	±1,163	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
IV	200	230	±1,632	±537	±1,095	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now

*Year 2: \$1.60 - \$1.65

VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

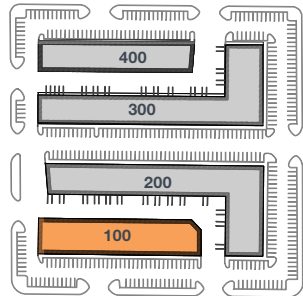


VVBC IV | BUILDING 100

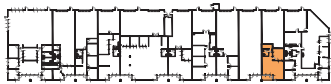
SUITE 104

- ±873 Total SF
- ±873 Office SF
- 1 Private Office
- 1 Restroom
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

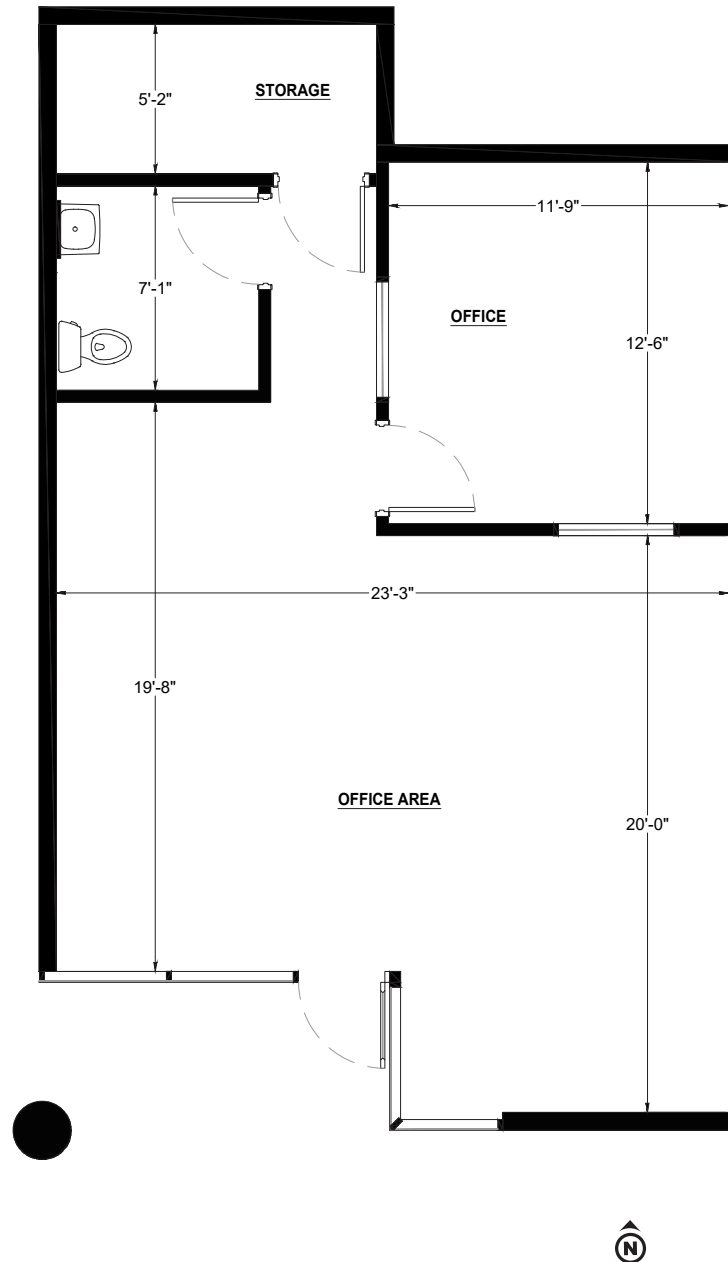
VVBC IV



BUILDING 100



● = GRADE LEVEL DOORS



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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

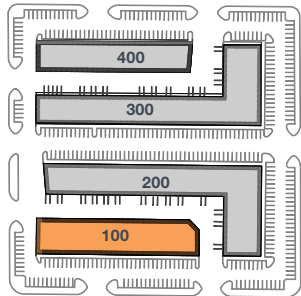


VVBC IV | BUILDING 100

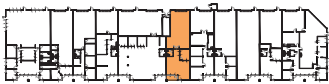
SUITE 112

- ±1,814 Total SF
- ±199 Office SF
- ±1,615 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

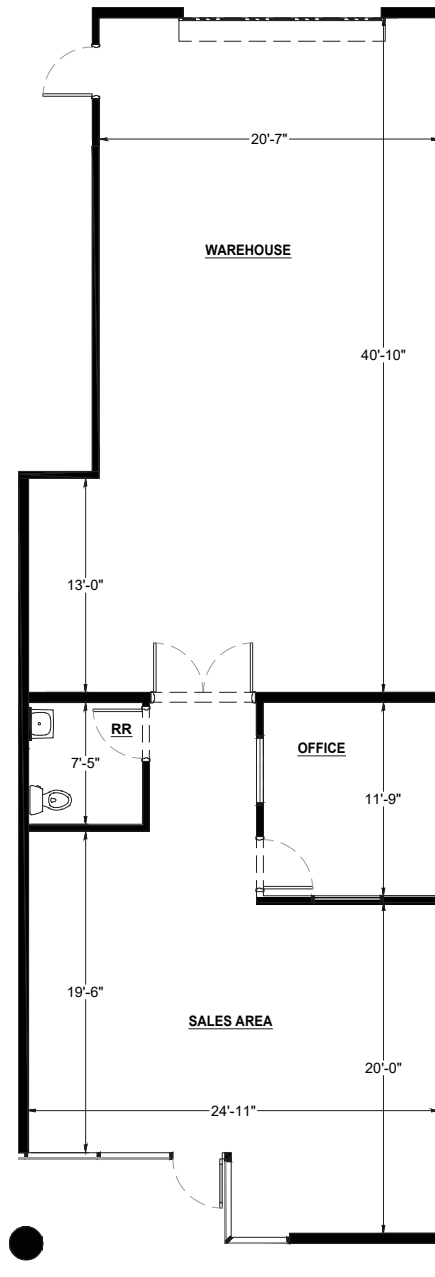
VVBC IV



BUILDING 100



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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

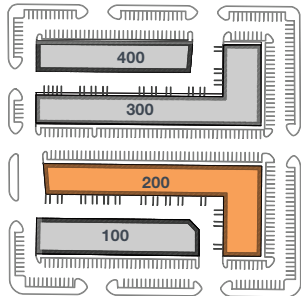


VVBC IV | BUILDING 200

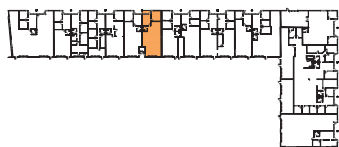
SUITE 228

- ±1,715 Total SF
- ±552 Office SF
- ±1,163 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

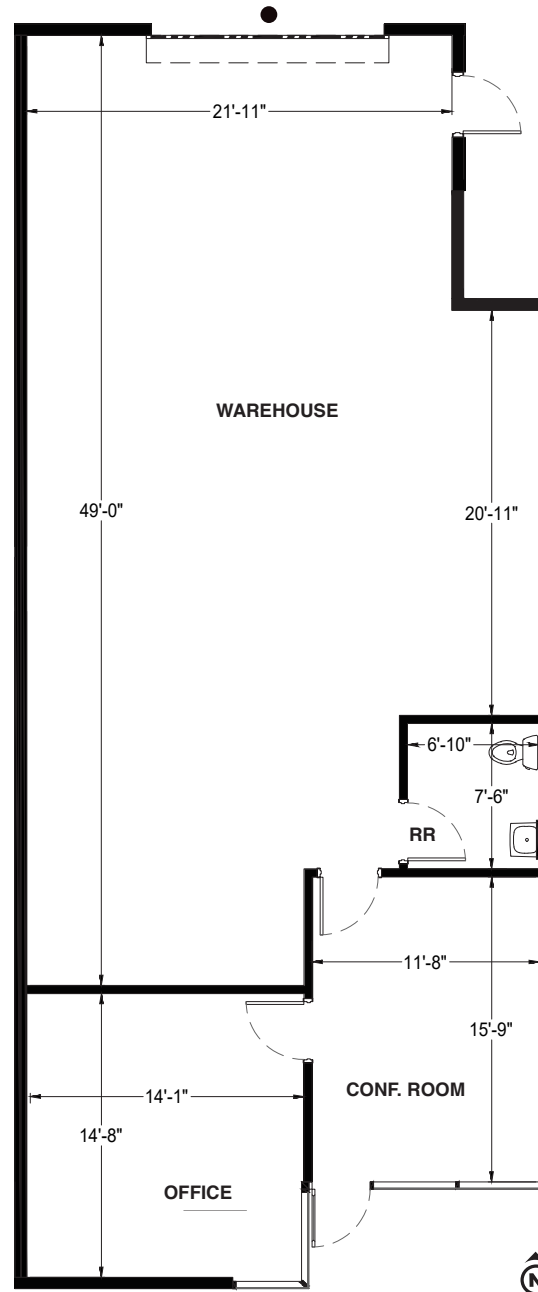
VVBC IV



BUILDING 200



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FLOOR PLAN



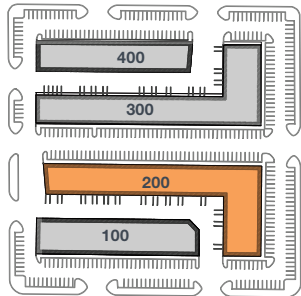
FOR LEASE

VVBC IV | BUILDING 200

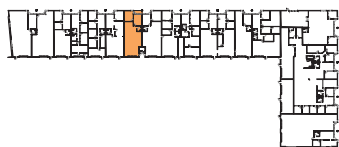
SUITE 230

- ±1,632 Total SF
- ±537 Office SF
- ±1,095 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

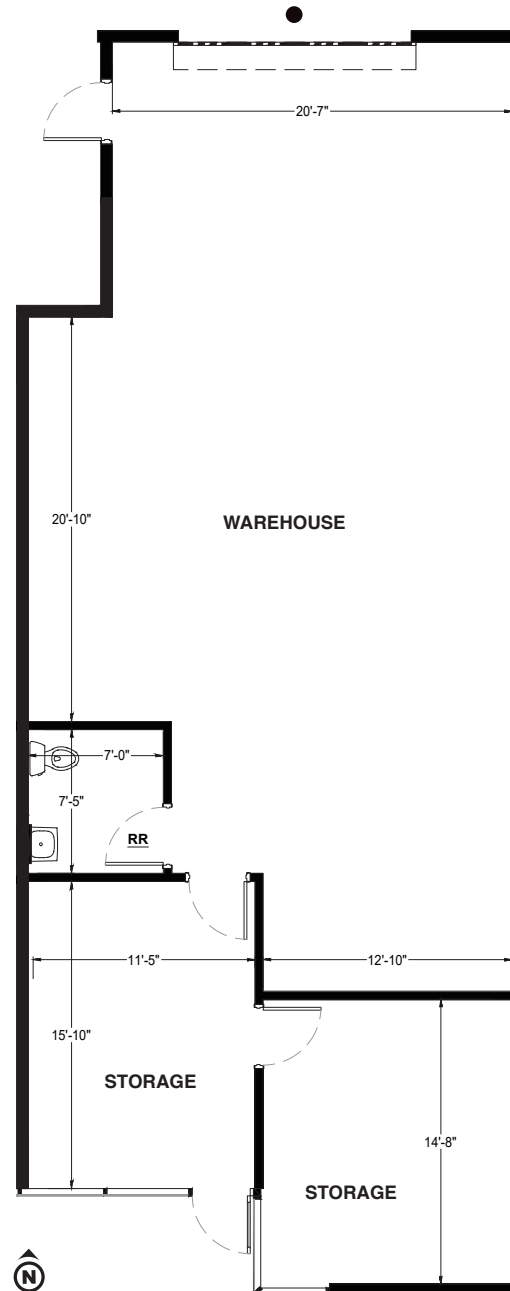
VVBC IV



BUILDING 200



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PROPERTY IMAGES

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NEARBY AMENITIES