



CONTACT



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HIGHLIGHTS



- Highly desirable, centrally located industrial/office spaces.
- Easy access to freeway, fronting the I-184 connector — 2 minutes to I-184, 3 minutes to I-84.
- Flexible suite layouts.
- Abundant surface parking.
- Directory signage available.
- Close proximity to restaurants and services.

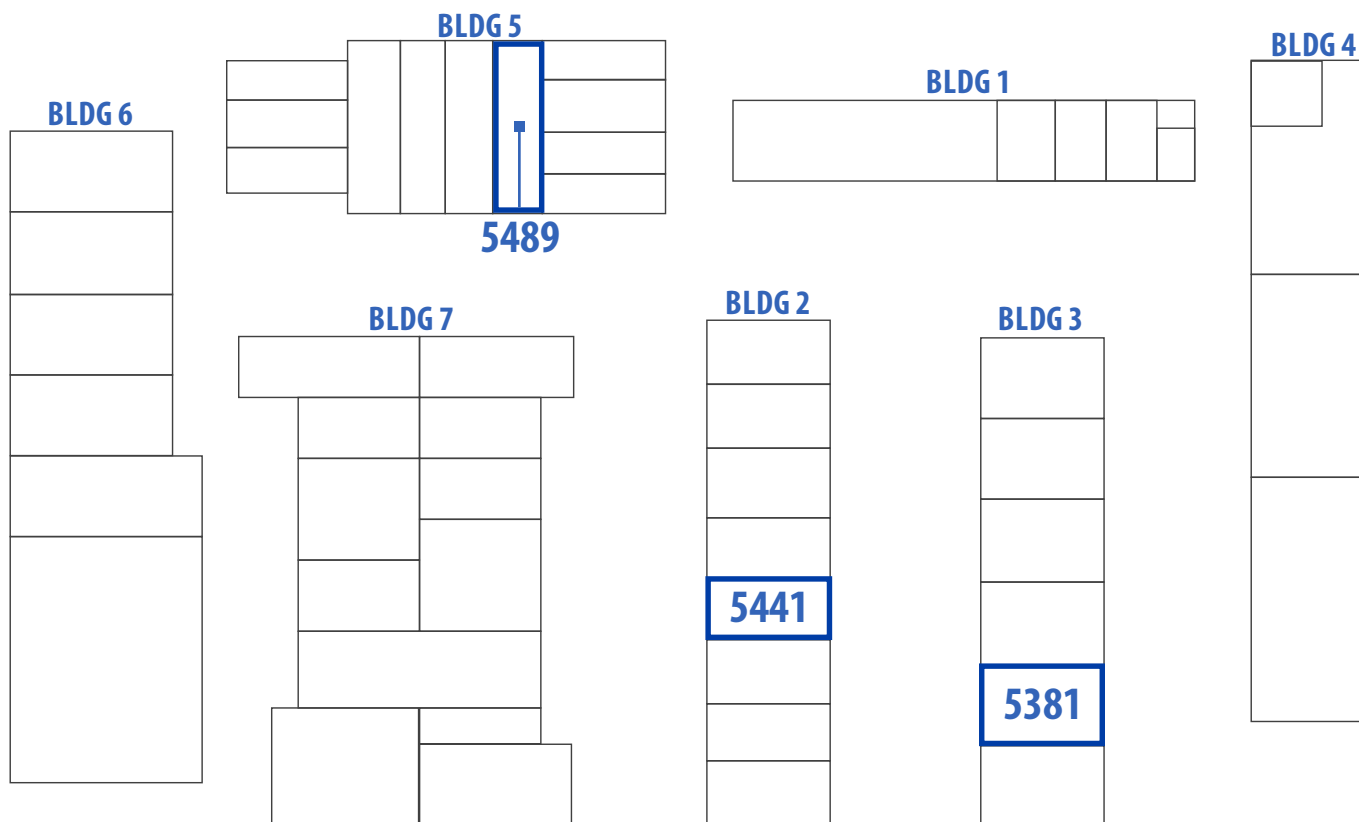
DETAILS



SUBMARKET:	Central
BLDG TYPE:	CTU
BLDG SIZE:	7 Bldg. Complex
CLEAR HEIGHT:	Up to 21'
LEASE TERM:	3 -w 5 Years
LEASE TYPE:	NNN
NNN EXPENSES:	\$0.35/SF/Mo.
AVAILABILITY:	See Next Page
ZONING:	I-L

UPDATED: 4.14.2026

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Building	Unit	Total SF	Office SF	Whse SF	NNN Rate/SF	NNN Rent/Mo
3	5381	3,000 SF	800 SF	2,200 SF	\$1.10 SF	\$3,300 + NNNs
2	5441	2,400 SF	600 SF	1,800 SF	\$1.10 SF	\$2,640 + NNNs
5	5489	1,400 SF	400 SF	1,000 SF	\$1.10 SF	\$1,540 + NNNs

FLOOR PLAN

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W FAIRVIEW AVE

N CURTIS RD

N ORCHARD ST



SITE

3.4 MILES
7 MINS
TO DOWNTOWN