



301 or 301A Bishop Road

Spec Sheet

LOT / OUTDOOR STORAGE

<u>Dimensions</u>	appr. 80 ft wide by 260 ft deep
<u>Total Space</u>	appr. 21,000 sq ft (~ ½ acre)
<u>Ground</u>	Mostly flat with packed gravel
<u>Access</u>	24 ft wide lockable metal gates
<u>Lighting</u>	multiple tall high-lumen outdoor lights
<u>Electrical Outlets</u>	1 exterior double outlet
<u>Water</u>	1 exterior garden hose spigot
<u>Utilities</u>	Included in the rent
<u>Security</u>	24/7 surveillance (multiple cameras) Entire area has perimeter fencing

OFFICE

<u>Dimensions</u>	36 ft wide by 12 ft deep
<u>Total Space</u>	appr. 432 sq ft
<u>Configuration</u>	Open office area plus private office
<u>Bathroom</u>	Inside the office
<u>Finishes</u>	New and high-end finishes
<u>Floorcovering</u>	Gray luxury vinyl planks
<u>Water</u>	Inside bathroom
<u>Utilities</u>	Included in the rent
<u>Security</u>	24/7 surveillance (multiple cameras)