

QUANTUM BUSINESS PARK
BUILDING 8 UNIT 30

Address: 12756 Quantum Lane, Anacortes, WA 98221

Approximate Size: 4,940 square feet

Configuration: Rectangular area approximately 99'2" long by 49'8" wide (interior).

Warehouse area: Approximately 4,640 square feet, 20' sidewalls, 2 12' x 14' overhead doors, separate man door.

Office area (300 sq. ft.), 500 sq. ft. of Mezzanine space and restroom.

Other: This unit has 200 A 208 3P electrical panel with up to 480-volt power available. Two loading docks on campus for shared use. Electric heat in office and restroom and gas unit heat in warehouse. Campus well maintained by active property owner.

Rent: 5 Year lease at \$3,600.00/month base, plus nets of approximately \$600.00/month; equates to \$0.73/sf./month and a deposit of \$12,360. First and last month's rent due at signing of the lease. 502 operations not allowed in this space.

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