



## PACIFICA INC WAREHOUSE & MANUFACTURING FACILITY

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$34,000/month NNN (\$0.63/SF)
<b>NNN Costs:</b>	\$0.24/SF/month
<b>Building SF:</b>	54,500 SF
<b>Total Office SF:</b>	7,900 SF
<b>Clear Height:</b>	22- 24 ft
<b>Loading:</b>	Dock High only
<b>Sprinklers:</b>	Yes
<b>Zoning:</b>	Hi

### PROPERTY OVERVIEW

Sublease through 8/31/2023  
Available February 1, 2020, possibly sooner

### PROPERTY HIGHLIGHTS

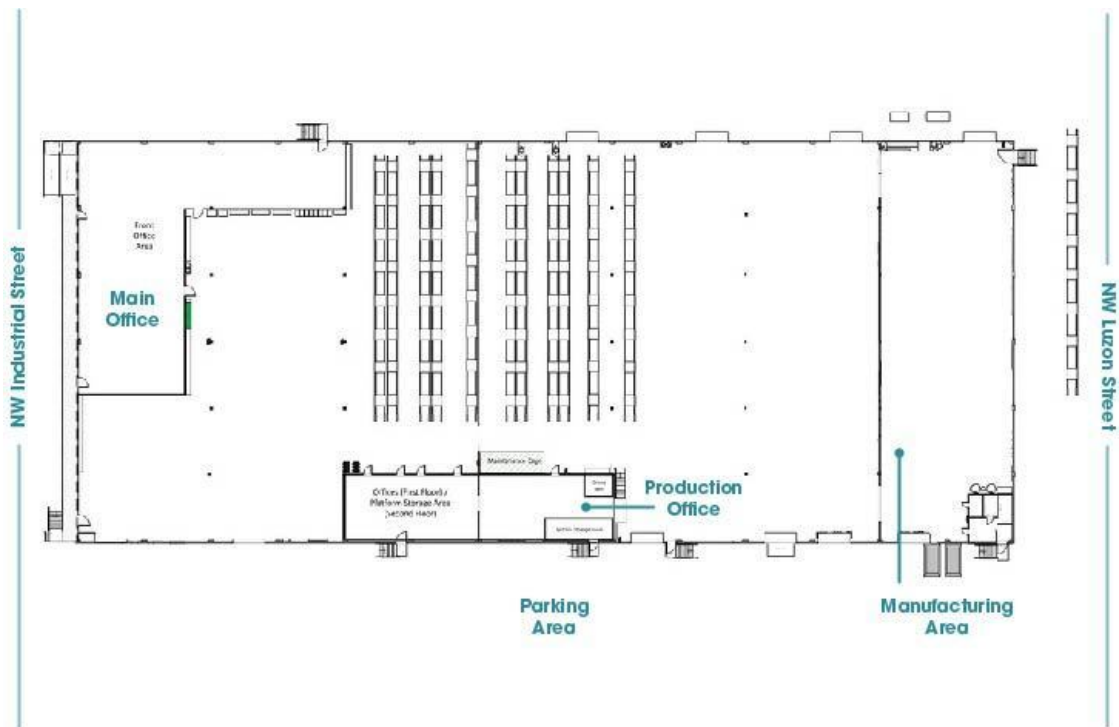
- 5,400 SF modern, high ceiling office
- 2,500 SF of production office
- 10,000 SF of conditioned manufacturing space
- Upgraded warehouse lighting
- High flammable storage vault available



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# FOR LEASE

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