UNIT: 22,618 Sq. Ft.
Office: 1,860 Sq. Ft.
Bays: 42’ x 44’

TERMS:
Base Rent: $6.95 Net
Escalation: 3% Per Year
Real Estate Taxes: $1.24 (2019 Est.)
CAM & Insurance: $1.26 (2019 Est.)

HIGHLIGHTS:
• Brand New Spec Office Buildout
• Offices Can Be Modified To Suit
• Heavy Parking
• Lower Lake County Taxes

BUILDING DATA:
Ceiling Height: 24’
Sprinkler System: ESFR System
Power: 400 Amps

SHIPPING:
Truck Docks: 2 (Exterior)
Drive in Doors: 1 (12x14)

POSSESSION:
Immediate