



LOCATION: 17404 - 116 Avenue

SITE SIZE: 9.76 Acres

ZONING: Medium Industrial IM

PARKING: 236 stalls

SPRINKLERS: ESFR Sprinklers

BASIC RENT: \$8.60 - \$8.75 psf

OP COSTS & TAXES: \$2.40 psf (est 2007)

TI ALLOWANCE: \$65 psf / 5% build out

TYPE OF USE: Multi-Tenant Industrial

OCCUPANCY: Q4 - 2007

CONSTRUCTION: Concrete block, metal insulated panel

FLOORING: 6" concrete flooring for warehouse

BAY 1: 48,000 sf

BAY 2: 36,000 sf

BAY 3: 36,000 sf

BAY 4: 36,000 sf

BAY 5: 48,000 sf

TOTAL: 204,000 sf

BAY SIZE: 40' X 60'

CLEAR HEIGHT: 28'

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Leasing Services by:

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