

## PRICING SUMMARY

Price	\$1,600,000
Price/Sq. Ft	\$109.74

## PROPERTY HIGHLIGHTS

- Located in Grandview Business Park
- ±9,000 SF Warehouse
- ±2,760 SF Office
- ±3,750 SF Mezzanine
- ±2,760 SF Basement
- ±18,720 Total SF (Including Mezzanine & Basement)
- Warehouse Ceiling Height - 18' - 22'
- 5 Bathrooms
- 480 / 277 Volt 3 Phase - 600 AMP
- 3/4" Water line
- 2" Gas line
- 2.106 Acres
- 40 Parking Spaces
- 3 Raised Docks (8' x 9')
- 3 Dock Levelers
- 1 Overhead Door (12' x 14')
- Steel/CMU Construction
- Metal Insulated Standing Seam Roof
- Zoning I-1 (Light Industrial)
- ±315' Frontage on Pacific Ave
- Availability for Expansion



## RECENT IMPROVEMENTS

- (2) 5 Ton AC units installed for high bay area - 8/5/2019
- (2) American Standard furnaces with AC installed for lower bays
  - Installed 5/4/2022 (5 year warranty for parts, 2 year for labor)
- Heated front gutters installed - 12/12/2022
- Reznor heater installed in high bay area - 1/16/2022

### FOR MORE INFORMATION PLEASE CONTACT

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Broker of Record  
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## PROPERTY PHOTOS

