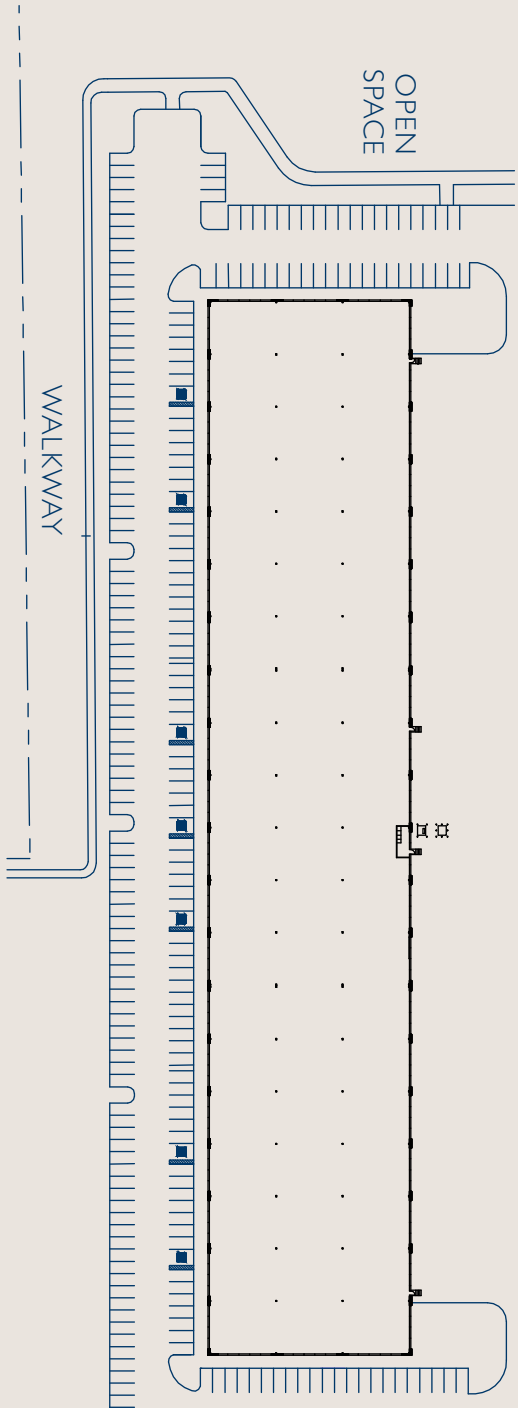


*A highly efficient,
high-tech, single-story
facility easily subdivided
for multi-tenant use.*



Specifications:

Zoning: Coastal industrial

Size: 117,000 sf

Sprinklers: 100% wet system

Utilities: City water and sewer

Electrical: 2,000 amps/480v/3ph

HVAC: Full HVAC in office with
gas-fired heat

Clear Height: 24' open areas
9'4" office areas

Column Spacing: 50'x 40'

Floor Load: Concrete slab; 400 lbs/sf

Truck Access: Loading docks

Parking: 2.5 per 1,000

Access: Exit 30 off I-95

