

# INDUSTRIAL FOR SALE

## PROPERTY HIGHLIGHTS

±6,232 SF ground floor divided into 3 units

±1,186 SF upstairs mezzanine space

±7,418 SF total usable space

Can occupy partial or the entire building

15 - 20% office area

16' clear height

Three 10'w x 14'h grade level doors

800 Amps total to the building, separately metered units  
(buyer to verify power)

Area for secondary containment

10 - 12 parking stalls and small fenced yard in rear

Infrastructure to accommodate two 1-ton cranes

Owner has current clean phase 1

Asking price \$2,374,000

## SUITE AVAILABILITY

Suite #	Ground SF	Mezzanine SF	Total SF
444 LANO ST	±3,116 SF	±479 SF	±3,595 SF
460 LANO ST	±1,552 SF	±426 SF	±1,978 SF
1720 ANGELA ST	±1,564 SF	±281 SF	±1,845 SF
	<b>±6,232 SF</b>	<b>±1,186 SF</b>	<b>±7,418 SF</b>

*For more leasing  
information  
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## GROUND FLOOR

***±6,232 SF***

FIRST FLOOR SIZE

***800AMPS***

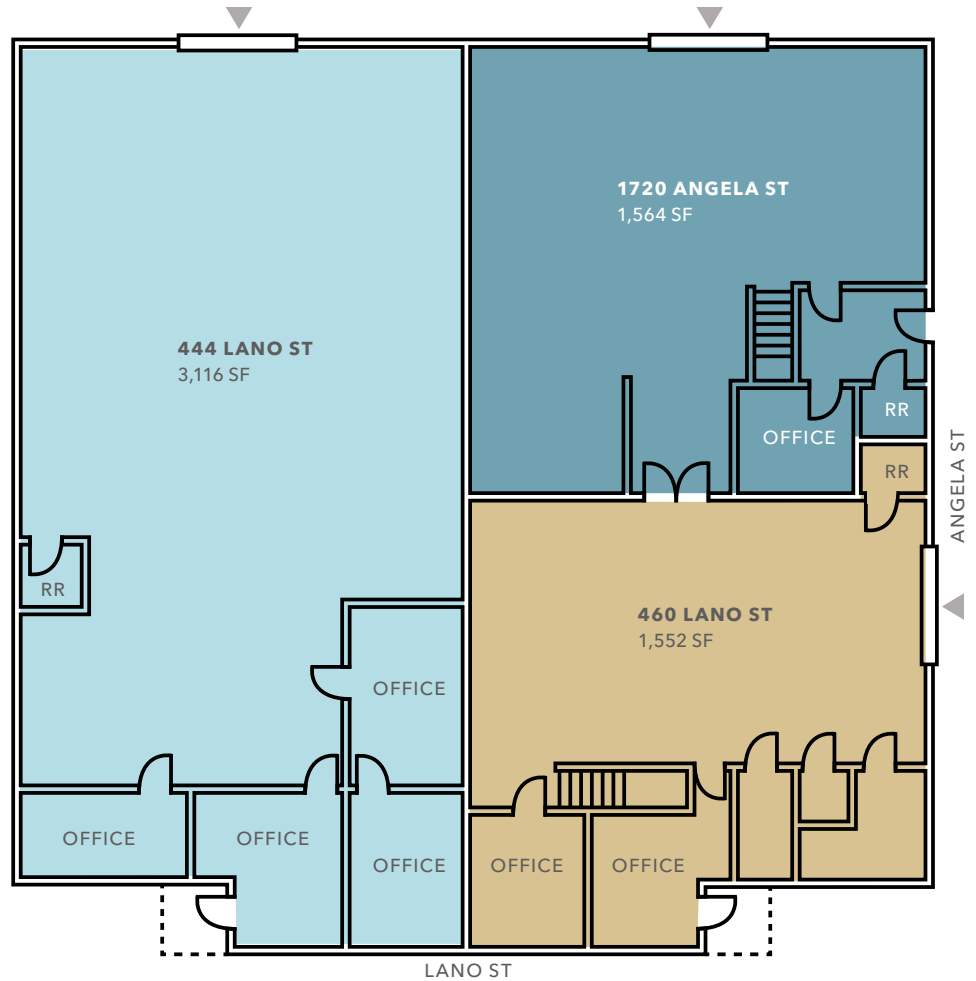
POWER (BUYER TO VERIFY)

***16'***

CLEAR HEIGHT

***3***

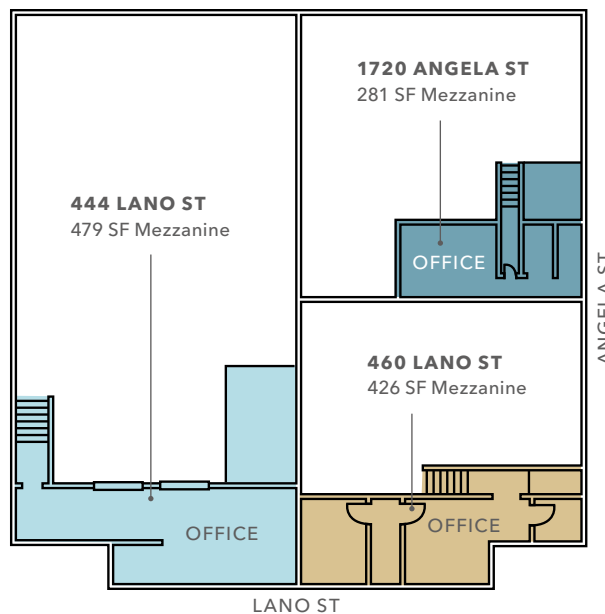
GRADE LEVEL DOORS



## SECOND FLOOR

***±1,186 SF***

SECOND FLOOR SIZE



## LEGEND

- 440 Lano St
- 460 Lano St
- 1720 Angela St
- ▲ Grade level loading



FLOOR PLAN NOT TO SCALE

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FOR SALE

# SITE PLAN



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