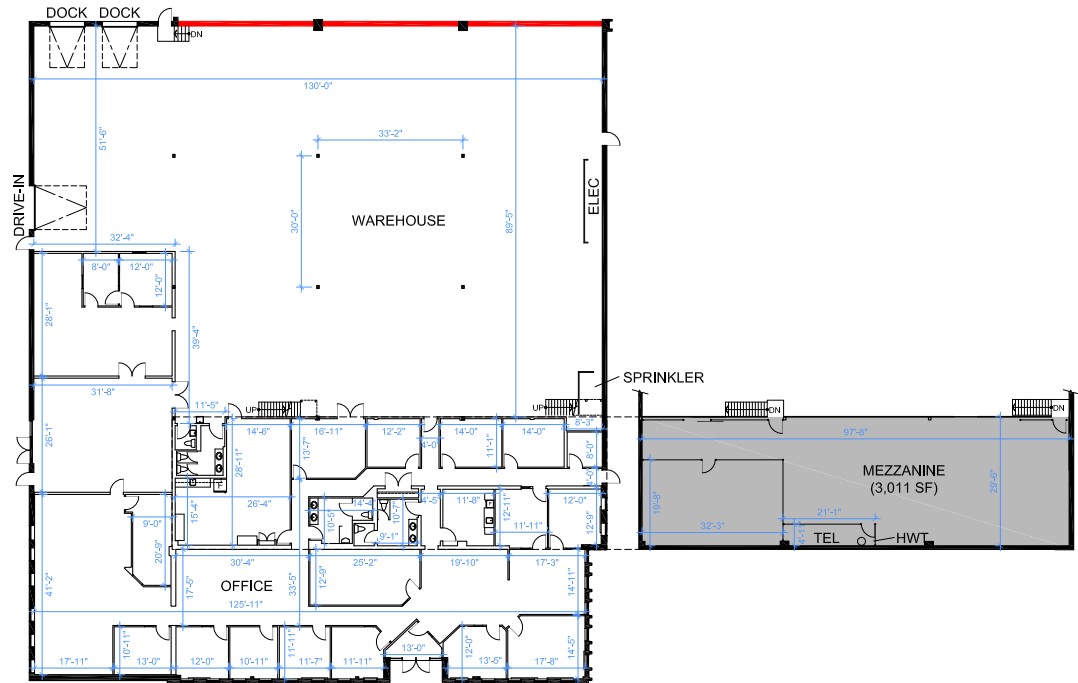


5466 Timberlea Boulevard

Unit 1



Total Area	19,747 SF
Office Area	20%
Warehouse Area	80%
Clear Height	16' 5"
Shipping	2 TL 1 DI
Zoning	E2-24
Power	200 Amps, 600 Volts
Asking Rate (Net PSF)	\$17.95
TMI (2025)	\$8.10
Possession	Immediate
Comments:	<ul style="list-style-type: none"> Two temperature-controlled rooms within warehouse (can remain or be removed) Large Mezzanine at no charge to Tenant.



■ TENANT MEZZANINES: EXCLUDED FROM CALCULATION

— DEMISING WALL

WAREHOUSE CLEAR HEIGHT = 16'-5"

Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

