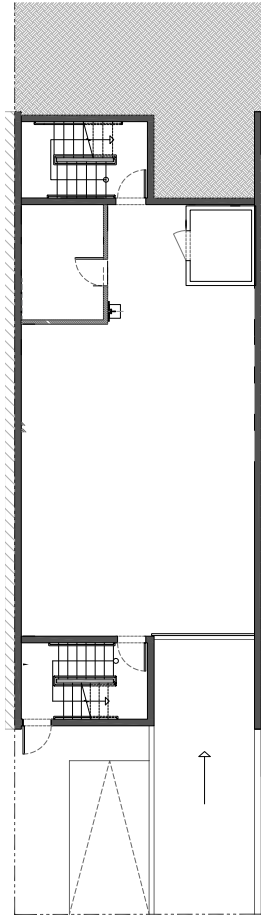


FOR LEASE //

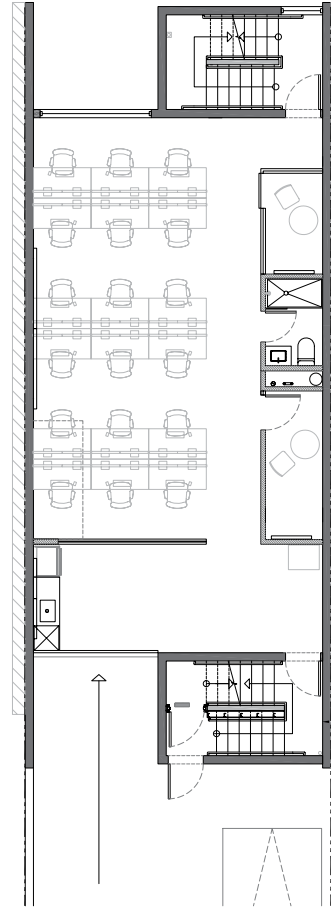
# 118 W 8th Avenue

<b>Total Area</b>	~4,014 SF
<b>Basic Rent</b>	Contact Listing Agent
<b>Additional Rent</b>	\$9.93 PSFPA (2026 est.)
<b>Zoning*</b>	I-1 (Light Industrial)
<b>Parking</b>	3 Stalls Included
<b>Loading</b>	1 Grade Loading Door
<b>Availability</b>	Immediately

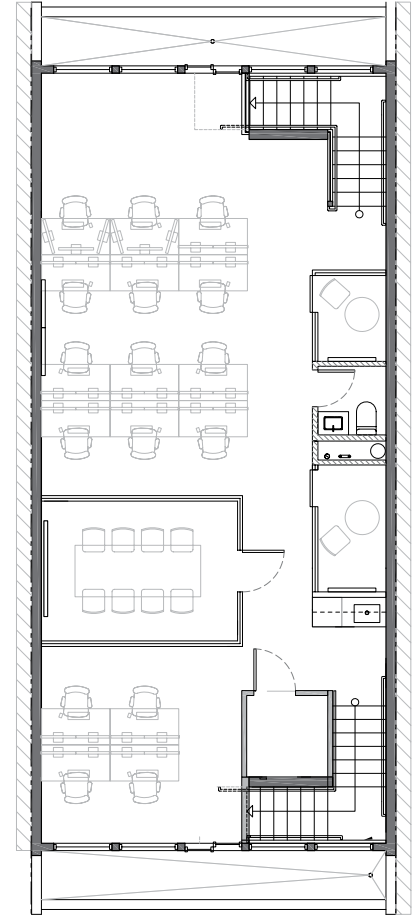
Level 1  
~1,347 SF



Level 2  
~1,347 SF



Level 3  
~1,320 SF



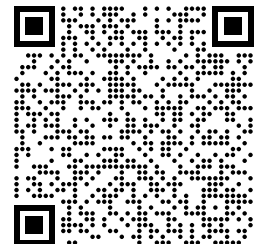
Willow King

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