

1001-1015 O'Brien Drive

± 23,311 sq. ft. Industrial Building

Divisible to ± 16,425 sq. ft. and ± 6,886 sq. ft.
Open office, breakroom, (2) privates,
(5) restrooms, with HVAC

(5) Drive-in Doors

± 15' 6"-17' Clear height

± 12,410 sq. ft. Secured Yard (fenced, paved,
lit and partially covered)

Power: (2) electrical services of 400 Amps
@ 120/240V

No Sprinklers

Updated LED lighting

Skylights

24/7 Roaming Security Guard

Rental Rate: \$1.50/SF/Month NNN
OPEX: \$0.82/SF/Month

