

985 O'Brien Drive

± 20,044 sq. ft. Warehouse Building
Currently demised in (2) ± 10,000
sq. ft. spaces

± 1,350 sq. ft. Office (fully conditioned)
Open office, breakroom, (2) privates,
men's and women's restrooms

(4) Drive-in Doors

Bow & Truss Roof
± 18' Clear height to low beam up to
± 32' to top

± 18,400 sq. ft. Secured Yard (fenced,
paved, lit rear yard)

Power: (2) electrical services of 200
Amps @ 120/208V

Sprinklers

Warehouse heaters

LED Warehouse lighting

24/7 Roaming Security Guard

Rental Rate: \$1.00/SF/Month NNN
OPEX: \$0.92/SF/Month

