



4550

Norris
Canyon
Road

 [View
Virtual Tour](#)

Asking Rate → **\$1.75, NNN**

±48,931 SF
Available

Rare Office/ R&D
Manufacturing

Available
Now



CBRE



Property Highlights



18 FOOT CLEAR HEIGHT



1400A/480V, 3 PHASE
ELECTRICAL
TENANT TO INDEPENDENTLY VERIFY POWER



BACKUP GENERATOR:
SINGLE PHASE, 120/240V OUTPUT,
60HZ, 5.1/3.0A



BISHOP RANCH
LOCATION



3 DOCK HIGH DOORS



70% OFFICE/LAB
30% WAREHOUSE



WALKING DISTANCE TO
RETAIL AMENITIES



PERIMETER PRIVATE
OFFICES, CONFERENCE ROOMS



CONDITIONED
WAREHOUSE



OUTDOOR RECREATION/
COLLABORATIVE AREA



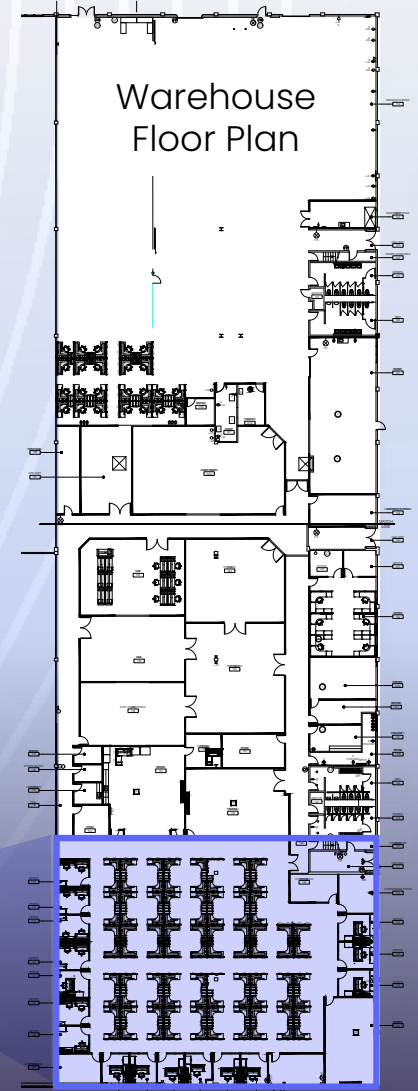
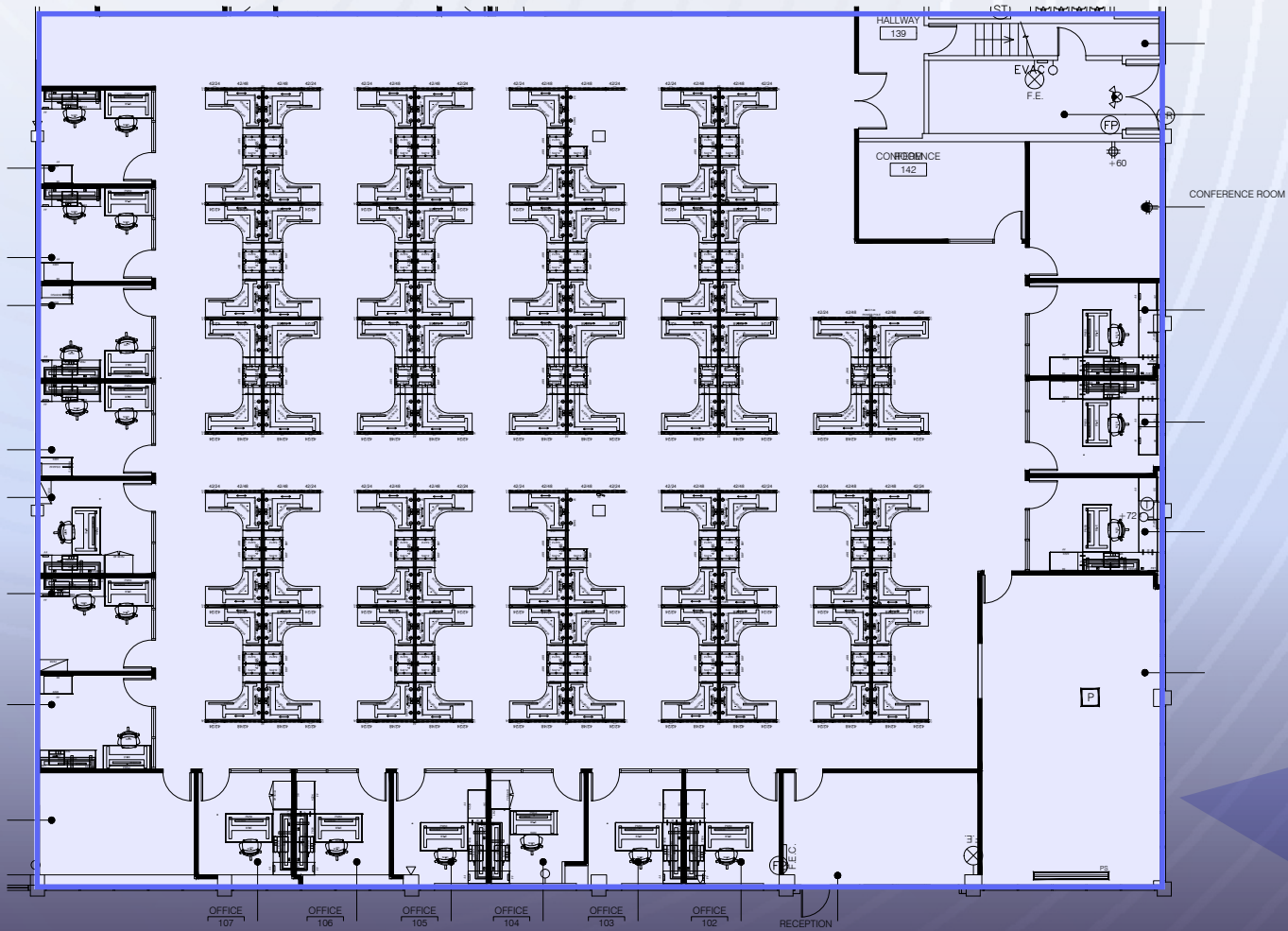
24 HOUR FITNESS
LOCATED NEXT DOOR



AMPLE PARKING

Floor Plan

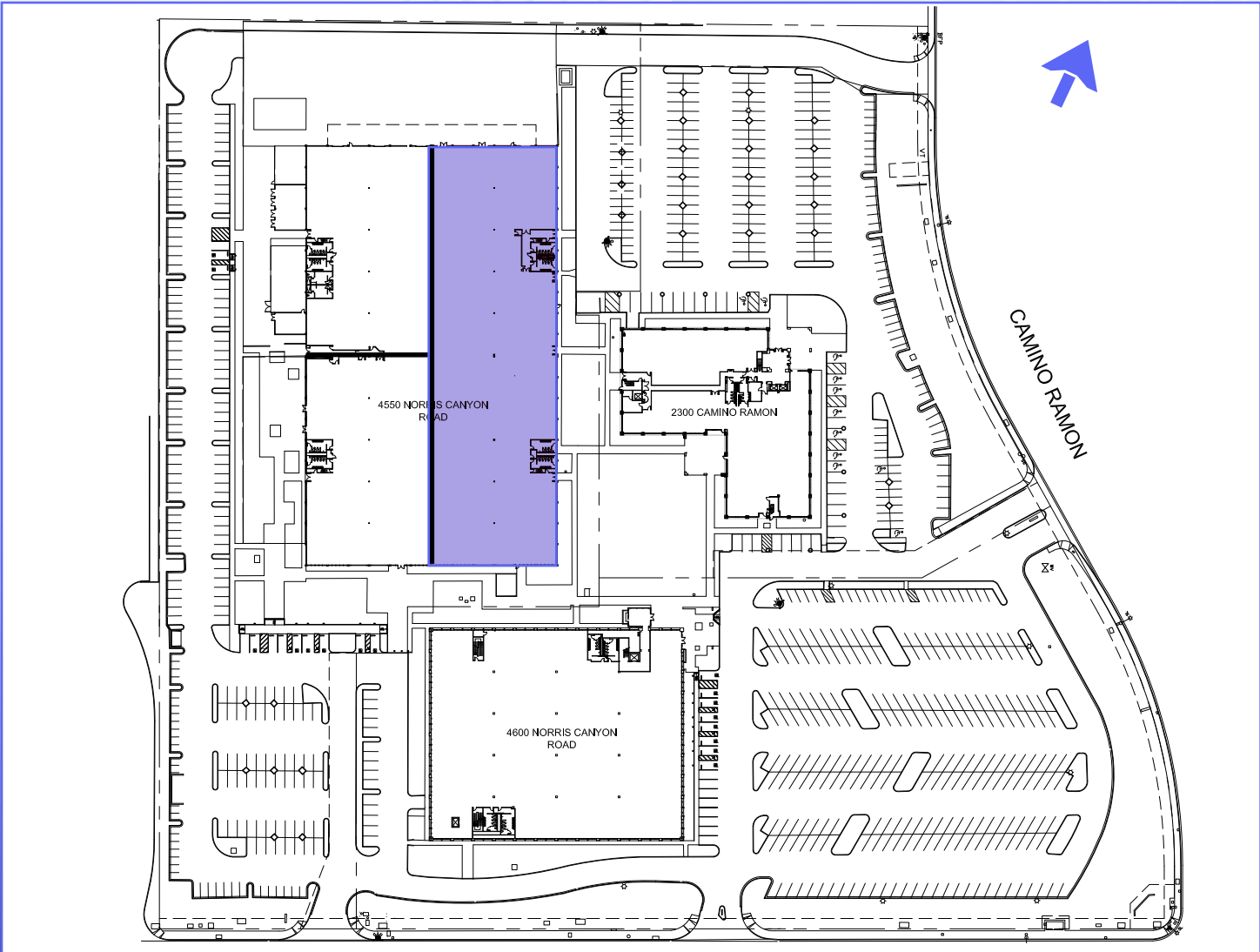
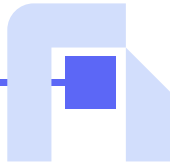
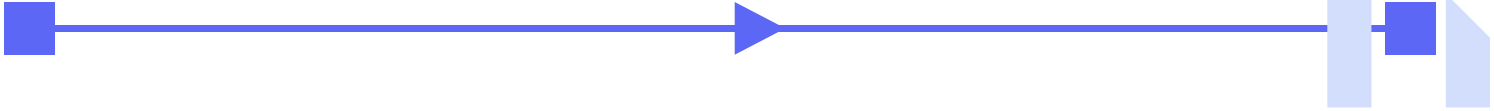
Office



View
Virtual Tour

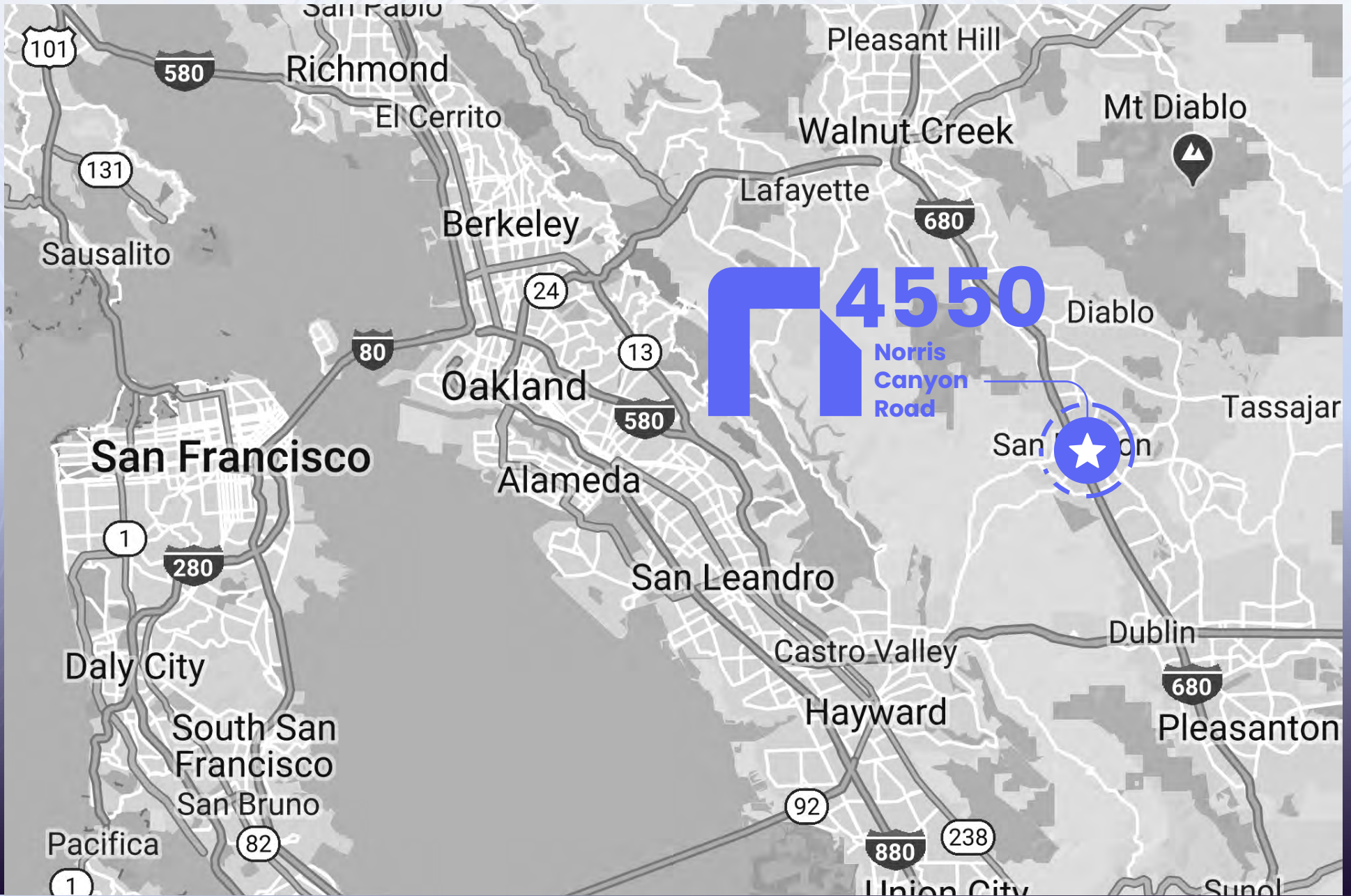
*Can all be converted
to warehouse

Site Plan



Available
±48,931 SF



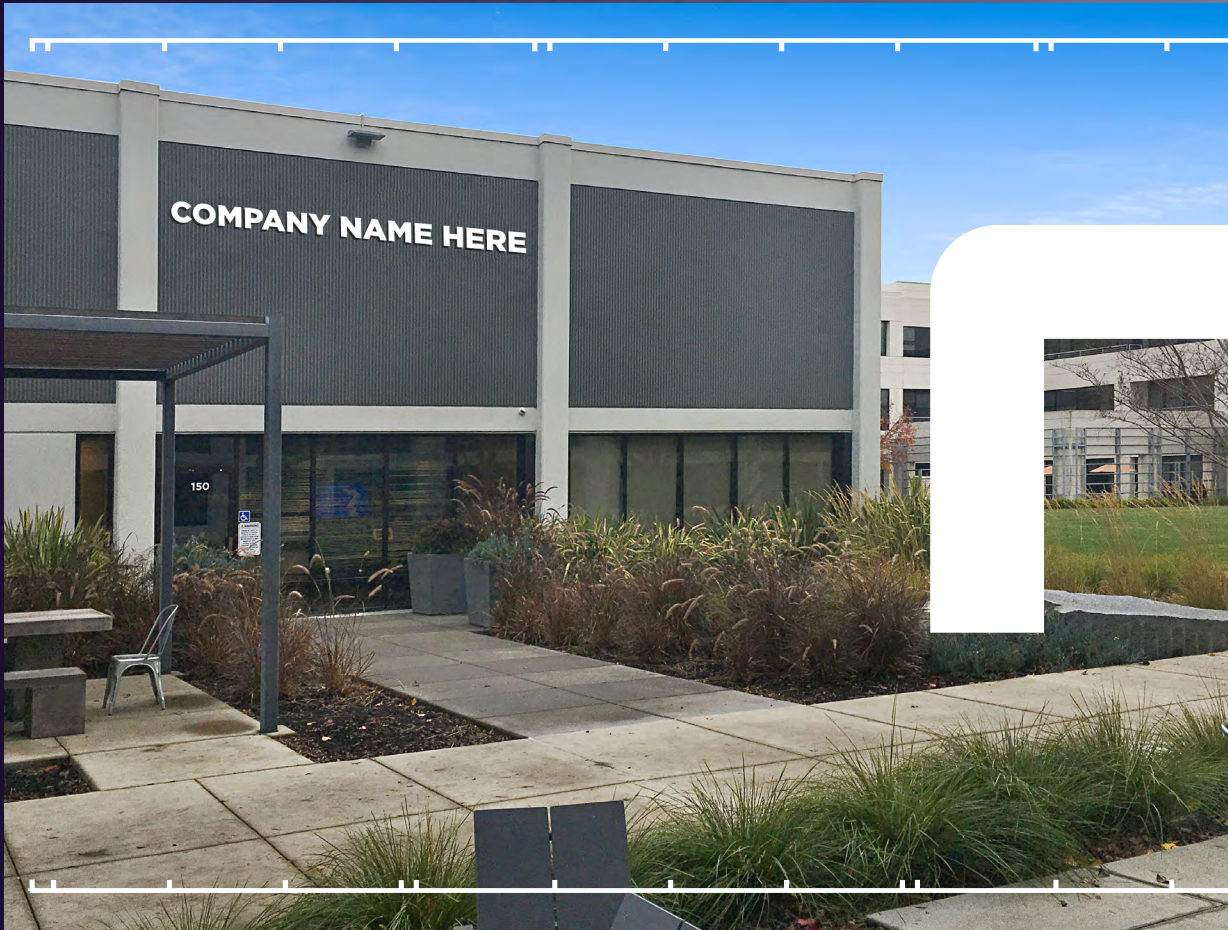


Location Map



Amenities Map





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For More Information, Contact:

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