

Sub-Lease

OFFICE

WAREHOUSE

SPACE

LOCATED IN THE

McCALL

INDUSTRIAL

PARK

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Property Information

Bay # 4, 4216 – 10th Street N.E.

Available Area:	Main Floor Office	881 sq.ft. m/l
	Warehouse:	<u>1,489 sq.ft. m/l</u>
	Total Rentable:	2.372 sq.ft. m/l

Loading: 1 – 10' X 14' O/H Rear Drive-In door
Power: 100 amp, 120/208 volt 3 phase (TBV)

BASIC RENT: \$ 12.00 psf \$ 2,372.00 per month

O & M COST: \$ 3.90 psf * \$ 770.00 per month

Sub-Lease Term: Expires Feb. 28th 2012

* Includes water and natural gas consumption.

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