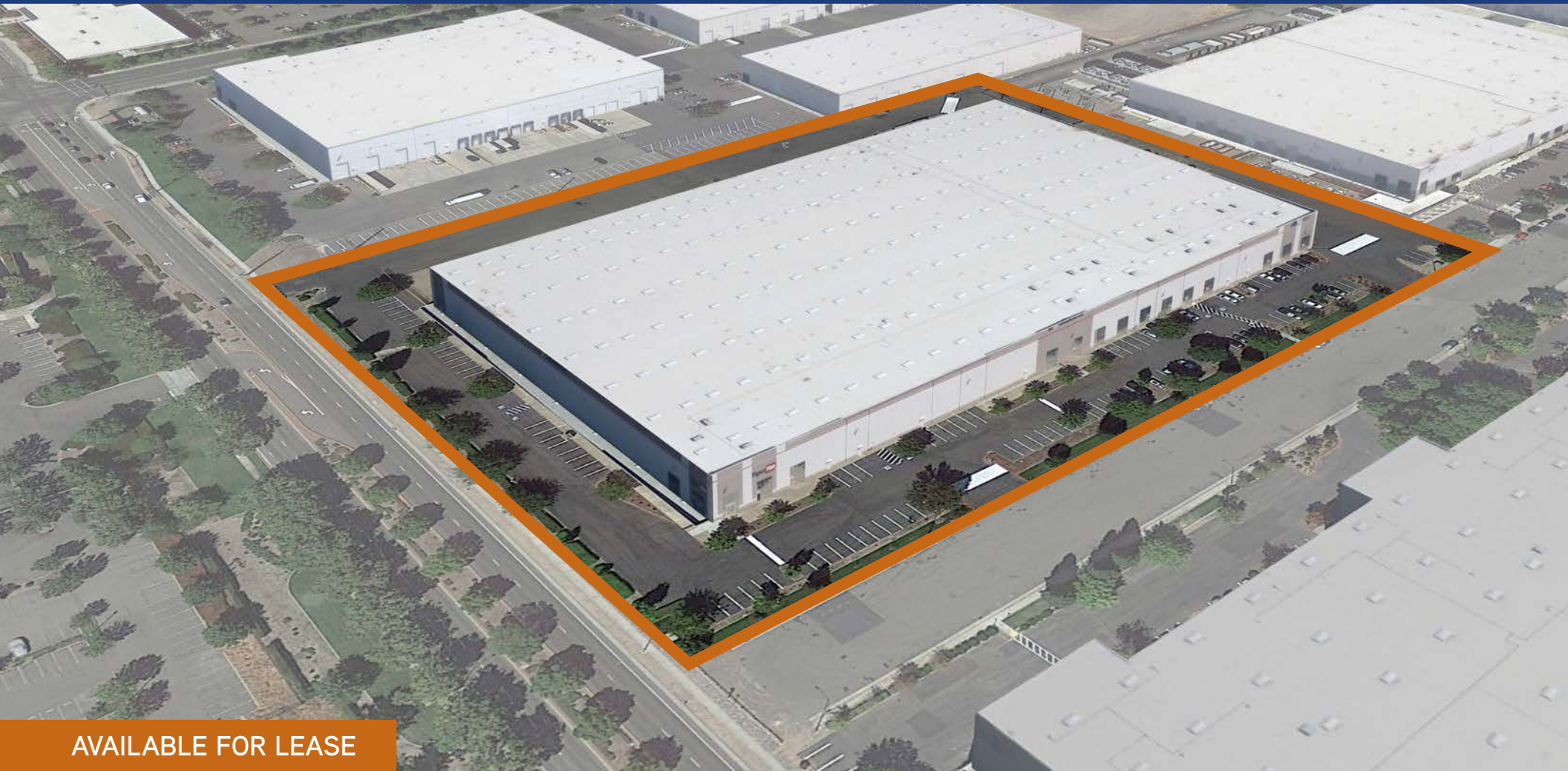


# 1701 WEST NATIONAL DRIVE

±146,019 SF | CLASS A DISTRIBUTION | CLOSE PROXIMITY TO INTERSTATES 5 & 80



AVAILABLE FOR LEASE

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## BUILDING FEATURES

Size	±146,019 SF available
Divisibility	±54,000 SF
Existing Office	±14,076 SF total, comprising of 3 locations
Sprinklers	ESFR
Clear Height	±30' at first column line
Power	3,000 amps, 277/480 volt, 3-phase*
Column Spacing	±47.5' x ±51.5' typical
Dock High Doors	20
Grade Level Doors	2
Pit Levelers	7
Maneuvering Area	±133'
Access	Easy access to Interstates 5 & 80
Roof Deck	Fully insulated
Space Dimensions	±416' x ±350'
Skylights	Yes
Year Built	2004
Total Building Size	±209,993 SF
Parcel Size	±9.14 acres

\*Estimated by landlord's electrician



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SITE PLAN





# SITE LOCATION



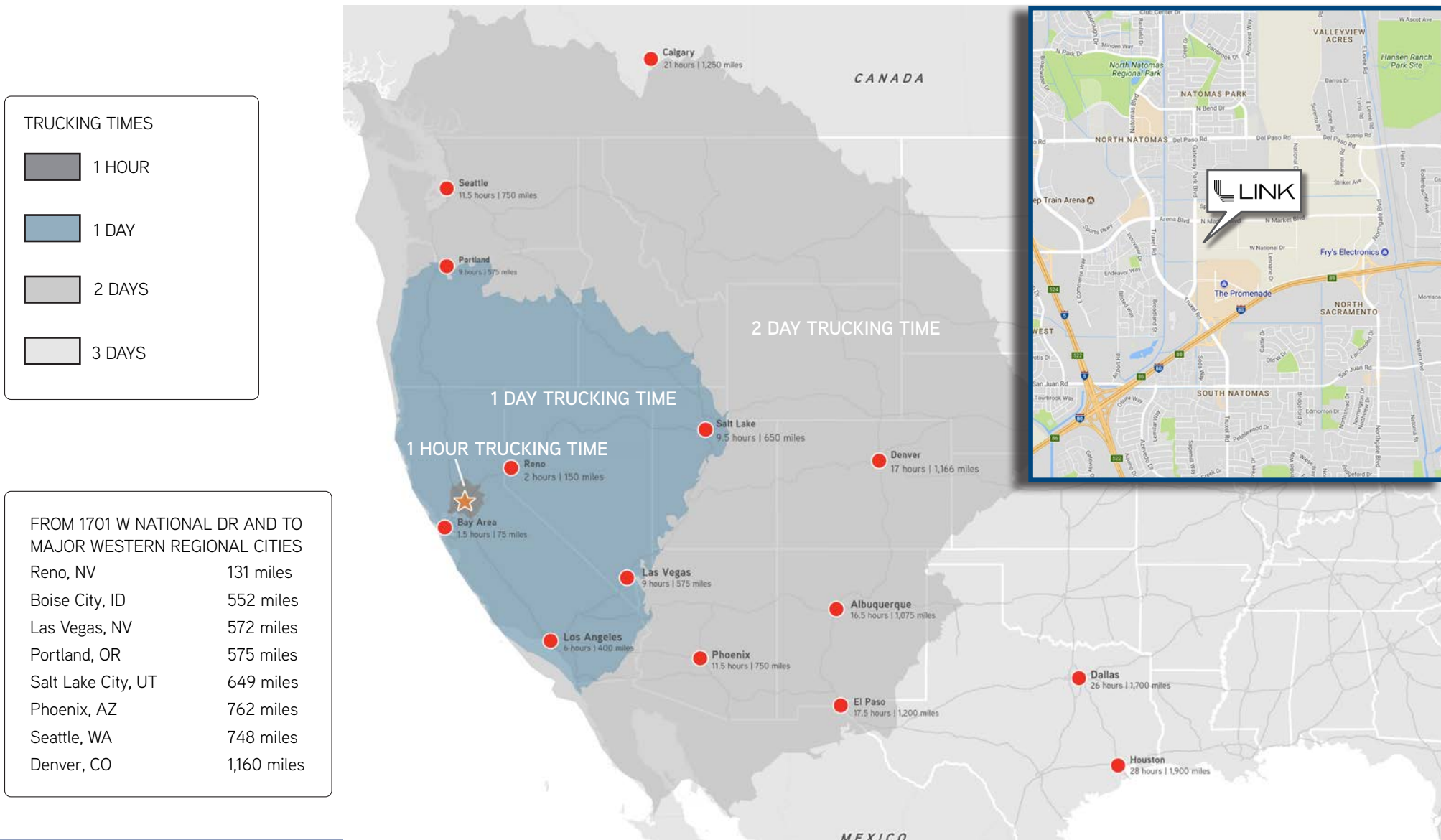
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## TRUCKING DRIVE TIMES



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