



FOR LEASE

Free Rent



Northeast Building Elevation



Front of Unit as seen from Hwy. 44



Unit Looking Northwest



Retail Bay Windowed 44 Exposure



Potential Warehouse/Shop Entry



New Carrier HVAC Equipment



Well lighted Rear Access from Workman Road



View of Unit Interior



Storage Area

Eureka Retail

with

Hwy 44 Visibility

1739 WEST 5TH STREET

JOIN *VERIZON WIRELESS*

- LOCATED NEXT TO SIX FLAGS AMUSEMENT PARK
- ENERGY EFFICIENT & SECURITY CONSCIOUS
- OVER 69,000 VPD VISUAL ON HWY. 44
- RETAIL / OFFICE WITH ADJOINING WAREHOUSE SPACE
- LARGE DRIVE IN SHOP AREA AVAILABLE IN REAR
- 3,400 SQUARE FOOT TOTAL SPACE AVAILABLE
- 60% RETAIL/OFFICE 40% WAREHOUSE
- MINIMUM. DIVISIBLE 2,100 SQ. FT. RETAIL/OFFICE ONLY
- SOLID CONCRETE CONSTRUCTION

\$12.50/SQ. FT. PLUS NNN \$4.25/SQ. FT.



Information contained herein has been obtained from the owner of the property or from other reliable sources and is subject to change without notice. The Broker and Owner do not guarantee the accuracy of this information. Owners and Brokers make no representation as to the environmental or other physical conditions of the property and recommend that the Purchaser/Tenant investigate the property to their satisfaction.

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