



# FOR LEASE



Northeast Building Elevation



Front of Unit as seen from Hwy. 44



Unit Looking Northwest



Retail Bay Windowed 44 Exposure



Back Warehouse/Shop Entry



Retail Interior with Private Office



New Carrier HVAC Equipment

**Eureka Retail**  
with  
**Hwy 44 Visibility**

**1741 WEST 5TH STREET**

- LOCATED NEXT TO SIX FLAGS AMUSEMENT PARK
- ENERGY EFFICIENT & SECURITY CONSCIOUS
- OVER 69,000 VPD VISUAL ON HWY. 44
- RETAIL / OFFICE / WAREHOUSE SPACE
- LARGE DRIVE IN SHOP AREA IN REAR
- 2,100 SQUARE FOOT CURRENTLY AVAILABLE
- SUB DIVIDING POSSIBLE FOR RIGHT USER
- MINIMUM. DIVISIBLE 1,050 SQ. FT.
- SOLID CONCRETE CONSTRUCTION

**\$16.00/SQ. FT. PLUS NNN \$4.25/SQ. FT.**



200 Amp Electric Service Panel



Well lighted Rear Access from Workman Road



Rear of Building with Drive In Garage



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