

**x00243080 1400ft2**



**Location**  
**California**  
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dual unit within automotive plaza

- 1400 square foot
- 15 ft ceilings
- internal office
- 6 customer parking spaces included
- internal air - no need for a compressor
- overhead florescent lighting throughout
- 2 large roll up doors
- separate entrance to the office.
- new polyurethane floors
- alarm system
- verizon Internet service ready

Located, at an intersection that sees over 40,000 cars a day, directly off of the 405. Plaza signage can be seen from the freeway. Getting business here is never an issue.

Plaza includes parking attendant and security, public bathroom external lighting, trash and tire removal.

This space is currently a motorcycle service and repair shop. If interested, in walking into a running repair shop - all current equipment could be included with the lease.

Shop - all current equipment could be included with the lease.  
- lift  
- automatic tire changer  
- wheel balancer  
- parts washer & service  
- hazardous waste removal

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