

FOR LEASE

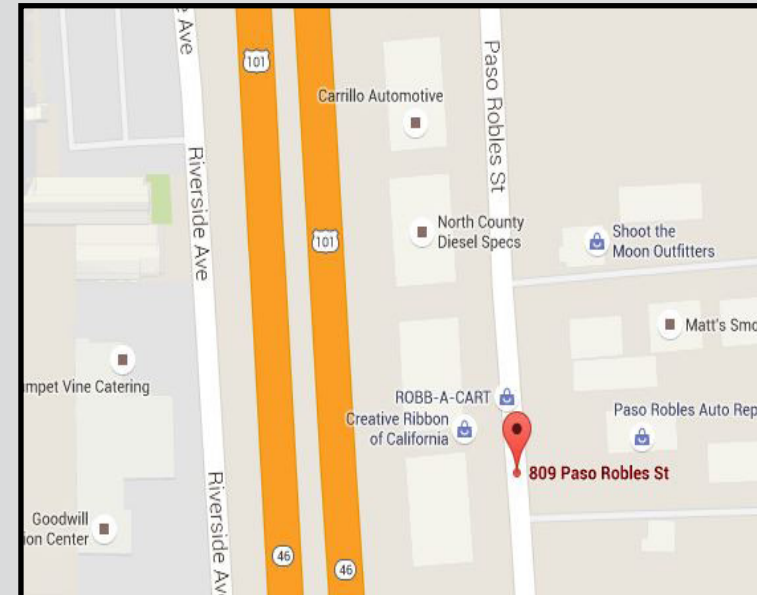
925 Paso Robles Street Paso Robles, CA

LEASE Information:

- +/- 1,575 SF
- Asking \$.70 per SF NNN (NNN estimated at \$.15 per SF)
- Available June 15, 2017

Property Details:

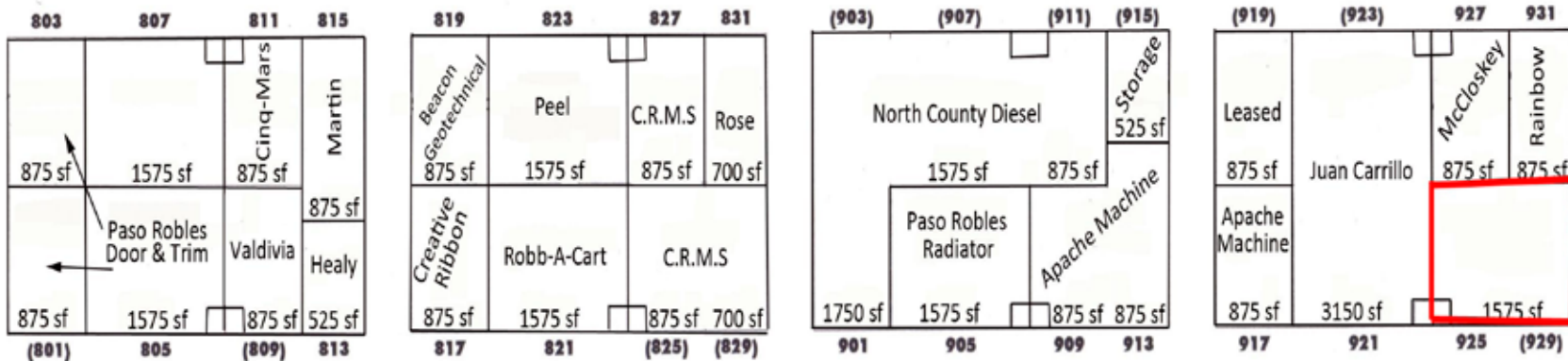
- Located in the Paso Robles Industrial Park



+/- 1,575 SF industrial space located in the busy Paso Robles Industrial Park. Roll up door, man door, 3 phase power, interior office, common area restroom. Prime corner unit that faces Paso Robles Street.

Asking **\$.70** per SF \$1,102.50 NNN \$230.26 for a total of **\$1,332.76**

Paso Robles Industrial Park



801 - 931 Paso Robles Street Paso Robles CA

Exhibit B

Paso Robles Industrial Park

SqFt: 32,200 1,575

2017
Ste 925

BUDGET

Management Fees	10,000.00	489.13
Common Area Cleaning	3,000.00	146.74
Common Area Supplies	971.36	47.51
Electrical Rep & Maint	0.00	0.00
General Repairs & Maintenance	80.52	3.94
Grounds / Landscape Maintenance	975.00	47.69
Locks & Keys	294.24	14.39
Parking Lot Maintenance	1,000.00	48.91
Pest Control	150.00	7.34
Plumbing Repair & Maint.	1,750.00	85.60
Roof Repair & Maint.	1,050.00	51.36
Electricity	1,584.43	77.50
Trash	9,223.26	451.14
Water & Sewer	4,529.11	221.53
Insurance	4,704.33	230.10
Property Taxes	17,178.72	840.26

Total 56,490.97 2,763.15

Suite 925 - Monthly Charges

Base Rent	\$ 1,102.50
Estimated Common Area Expenses	230.26
Total Estimated Monthly Expense	<u><u>\$ 1,332.76</u></u>