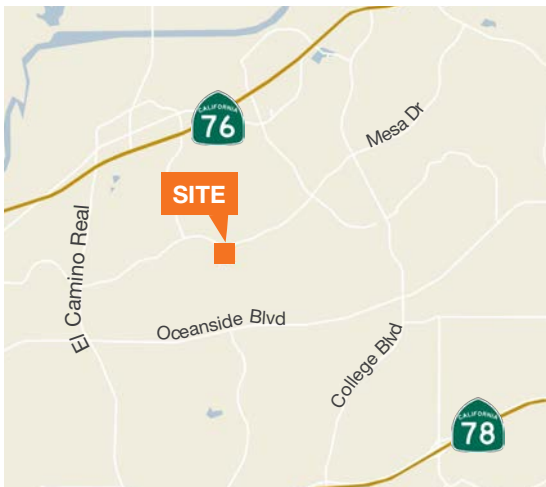


Ocean Ranch

Proposed 71,000 SF Industrial Building



±4.566 acres zoned Light Industrial

Proposed 71,000 SF industrial building consisting of 10,650 SF of office and 60,350 SF of warehouse/manufacturing

154 parking spaces

Conveniently located between Highway 76 and Highway 78 with easy access to I-5 and I-15

Zoning allows for office, R&D and industrial uses

Lot Sale Price: \$3,381,215 (\$17.00 / SF)

Contact

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For Sale

Proposed 71,000 SF Industrial Building | Ocean Ranch - Lot 15



ITEM	SQUARE FEET	COST PSF	TOTAL
HARD COST			
Shell Building	71,000	\$59.00	\$4,189,000
Tenant Improvements	10,650	\$62.00	\$660,300
Warehouse Lighting	60,350	\$1.95	\$117,683
SOFT COST			
Land	198,895	\$17.00	\$3,381,215
Permit & Fees			\$418,900
Architectural / Engineering			\$220,100
Interest Carry		4.75%	\$288,807
Bank Fees		1.50%	\$136,157
Closing Costs			\$12,000
Brokerage Fees		4.00%	\$207,483
TOTAL COST			\$9,631,645 / (\$135.66 PSF)

* Representative rendering for marketing purposes

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