



**EQT | EXETER**



# 4837 Watt Avenue

North Highlands, CA

Building Size: 129,491 SF | 129,491 SF of Industrial Space Available

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North Highlands, CA

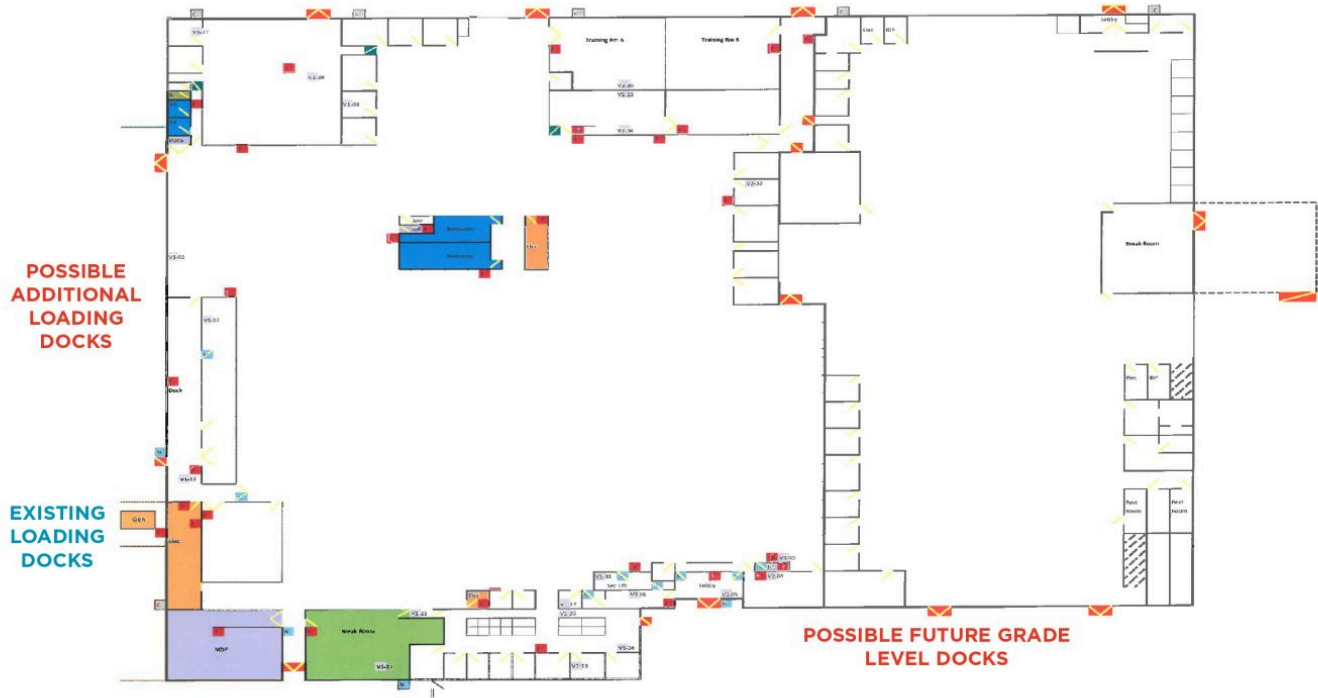
Building Size: 129,491 SF | Building Availability: 129,491 SF

## Building Specifications

- Industrial space available
- 129,491 SF total building size
- 129,491 SF available size
- 6.9/1000 parking
- 13 acre site
- 20' to 22' clear height
- 8 dock doors

## Additional Information

- Renovations underway to transform this office building into a high image flex/industrial building
- Abundant parking or land for trailer/outdoor storage
- Fully secured lot
- Flexible zoning allows for a wide range of users

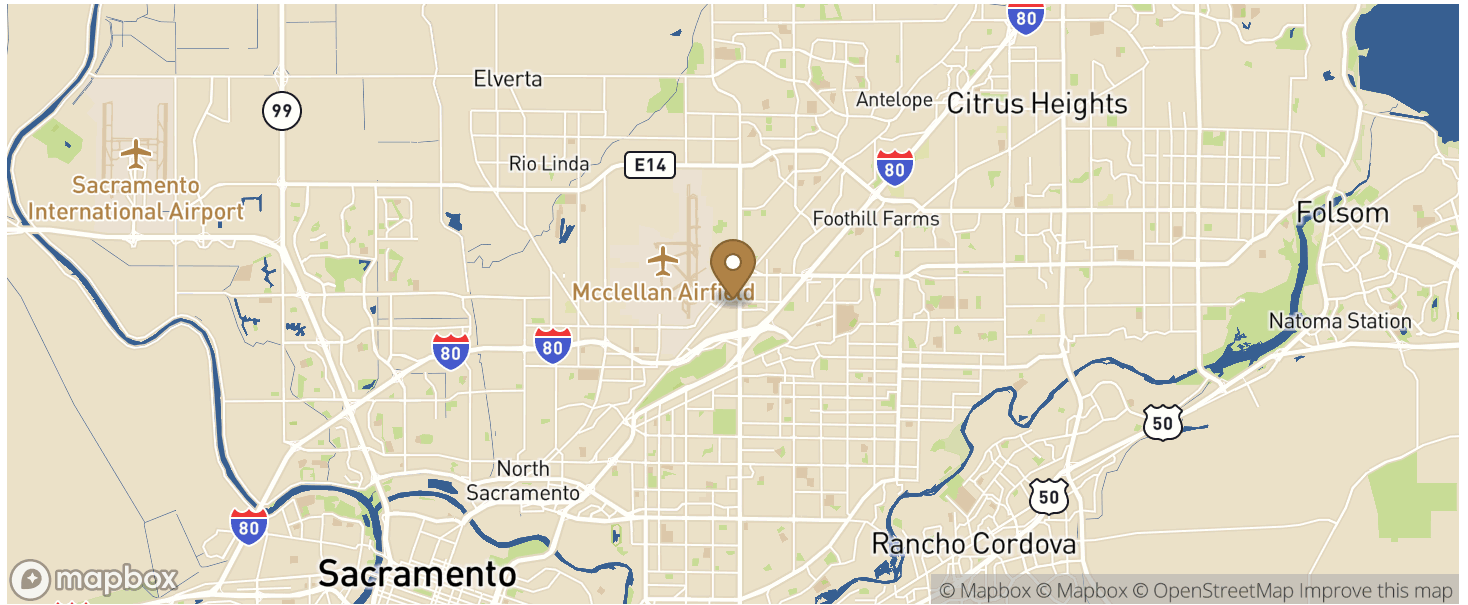


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## Location



## Access

CITY	POPULATION	MILES	DRIVE TIME
San Francisco	873,965	95	1 h 51 m
San Jose	1,013,240	132	2 h 19 m
Fresno	542,107	176	3 h 08 m
Los Angeles	3,898,747	395	6 h 54 m
Las Vegas	648,224	551	9 h 14 m
Portland	653,115	585	9 h 55 m

## Population

ACCESS AND LABOR FORCE	10 MILES
Total Population	1,060,746
Total Labor Force	628,204
Unemployment Rate	3.84%
Median Household Income	69,028
Warehouse Employees	5,102
High School Education Or Higher	66.90%