

AVAILABLE

FOR LEASE

6,973/24,000 SF

11530-11540 4th St.

APN

0229-411-05-0000

0229-411-04-0000

0229-411-03-0000

0229-411-02-0000

0229-411-01-0000

TOTAL BUILDING

110,000 sf.

LAND SIZE

11.56 ac.

GENERAL PLAN

21st Century Employment
District (D)

ZONING

Mixed Employment 2 Zone
(ME2)

PERMITTED USES

- General Retail
- Professional Office
- Business
- Service
- Creative Industrial

SIGNATURE CENTER

CITY VISION

Professional office and innovative businesses in a multi-functional environment that has an array of amenities and services, is close to housing, and is conveniently accessible by all modes of transportation.



Prime Location

on well traveled 4th St. off
of Interstate 15 Freeway



Access

signalized intersections
with easy east/west traffic
access to shopping center



35,932 Volume

on daily average
4th St. and Franklin Ave.

