



## A Few Things to Remember when Leasing Industrial Space

Leasing a warehouse is a far cry from leasing office space. Put simply, there are many more things to bear in mind when you lease industrial space that you wouldn't normally have to concern yourself with when signing a commercial lease for a standard office building. Here are some important points to consider in order to ensure that you've cared for everything when selecting a location.

### **Inventory Your Equipment**

First things first. When you lease industrial space, you have to consider all of the physical aspects of your company's daily operations. This starts with every single piece of heavy machinery on your property and extends to every last telephone and computer hookup in your current environment. In order to ensure you're leasing a warehouse that contains all of the necessary utility connections you're presently using, you'll need to have an accurate and detailed layout of your existing equipment setup. Having this information will also prevent you from making inaccurate assumptions about the need for greater space, and will prevent you from biting off far more space than you can chew.

### **Determine Spatial Needs**

Depending on the type of activity that'll you'll be conducting within your industrial space, you'll need to take accurate measurements to make certain that there's adequate space to continue doing so without sacrificing safety, comfort, or practicality.

### **Take Your Temperature**

In order to work properly, some pieces of equipment need to be operated and stored in environments with evenly maintained or precisely set temperatures. When looking to lease industrial space, the facility's climate controllability should be a primary concern.

### **Consider Your Storage Needs**

Storage is a major consideration when you lease industrial space, and you should take great pains to ensure that every facility you consider is adequately equipped to meet not only your existing storage needs, but also future needs. This requires proper forecasting, in addition to maintaining accurate records of your existing assets.

### **Ensure Proper Ventilation**

Regardless of whether or not the facility you're looking at will be used to store equipment or act as the primary work location for your employees (or both), it's imperative that there be adequate ventilation to comply with health code and safety standards.

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### **Ease of Accessibility**

It's one thing to ask your employees to relocate to a new place of employment that might be a bit more out of the way from what they're used to, and another thing entirely to relocate where your vendors may have difficulty getting to you. If you're thinking of leasing a warehouse that's so far off the beaten track it might impact the ability for routine deliveries to be made in a timely manner, reconsider finding a location that's got ease of accessibility and is within reasonable distance to the nearest freeway.

Cardinal Real Estate Partners is a group of commercial brokers who offer "cradle to grave" assistance to companies in the market for commercial real estate. Visit Cardinal Partner's website to learn more about their Strategic Tenant Advocate program, a nine-phase strategy that begins with a critical needs analysis and ends only after you've moved into your new facility.

## ABOUT THE AUTHOR

### Cardinal Real Estate Partners

Cardinal Real Estate Partners are brokers and consultants that think differently. Determined to be an advocate on behalf of clients, the firm has carved out a new niche of professionals in the commercial real estate industry. It has deliberately set itself apart from commercial brokers by offering clients three distinct differences that make it, in essence, the “anti-broker.”

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For buyers: **The Real Estate Capital Investment Review™**

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