



HIGHLIGHTS

- Newer warehouse built in 2008. 21 to 24 ft high ceiling with sky lights. Easy access to 10 Freeway and 710 Freeway.

OVERVIEW

Newer warehouse built in 2008. 21 to 24 ft high ceiling with sky lights. Air conditioned and carpeted office with large windows. Easy access to 10 Freeway and 710 Freeway. Close to Alhambra Costco and many restaurants.

RENTAL DETAILS

| | | | |
|------------------------|----------|-----------------------|--------------------|
| SPACE AVAILABLE | 35.000SF | RENT RATE (YR) | \$24.00 USD /SF/yr |
| # OF SPACES | 1 | LEASE TYPE | Modified Gross |
| RENT/MONTH | | LEASE LENGTH | 2 Years |
| RENT RATE (MO) | | AVAILABLE | Mar 01, 2023 |

BUILDING DETAILS \$1.30 USD /SF/mo

| | | | |
|----------------------------|----------------------|-------------------------|-------|
| PROPERTY TYPE | | CLEAR CEILING HT | 21 Ft |
| PROPERTY SUBTYPE | Industrial Warehouse | DOCKS | - |
| TOTAL BUILDING SIZE | 35,000 SF | DRIVE INS | 2 |
| YEAR BUILT | 2008 | PARKING SPACES | 3 |
| UTILITIES | Lighting, Heating | | |

