



## OVERVIEW

Free standing industrial building, large fenced yard area, dock high and ground level loading. 20' high warehouse ceilings, 800 amps of power, fire sprinklers, and 2,200 square feet of 2 story office (aprox. 928 sq ft upstairs). Excellent access to the 605, 10 and 210 freeways. Professional business park.

### RENTAL DETAILS

<b>SPACE AVAILABLE</b>	14,811 SF	<b>RENT RATE (YR)</b>	\$16.68 USD /SF/yr
<b># OF SPACES</b>	1	<b>LEASE TYPE</b>	Triple Net
<b>RENT/MONTH</b>	\$20,587 USD /mo	<b>LEASE LENGTH</b>	Negotiable
<b>RENT RATE (MO)</b>	\$1.39 USD /SF/mo	<b>AVAILABLE</b>	Now

### BUILDING DETAILS

<b>PROPERTY TYPE</b>	Industrial	<b>CLEAR CEILING HT</b>	20 Ft
<b>PROPERTY SUBTYPE</b>	Warehouse	<b>DOCKS</b>	1
<b>TOTAL BUILDING SIZE</b>	14,811 SF	<b>DRIVE INS</b>	2
<b>YEAR BUILT</b>	1990	<b>PARKING SPACES</b>	28
<b>UTILITIES</b>	-		