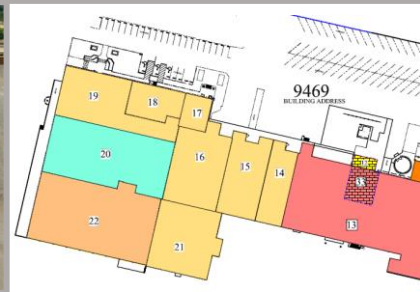


COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE

\$.60 - \$.69 per SF Modified Gross Lease - NO CAM



9441-9477 N Opal Ave, Mentone, CA

Multi-tenant Industrial building with access to the 10 & 210 freeway. 3-phase at 480V and lots of parking! This property accommodates many types of uses at a great lease rate.

Features

- Unit Size Available – 10,400 SF – 60,000 SF
- 1-8 Dock Highs with possible reserved parking
- 3-Phase, 277/480 Volt
- 100% Fire Sprinkler coverage
- Easy Access to Freeways / 10 & 210
- Same Day Appointments / Call Anytime!