

For Sale

± 10,885 SF Industrial Building

5178 BROOKS ST | MONTCLAIR, CA 91763

PRICE REDUCTION!



PROPERTY HIGHLIGHTS:

- ± 10,885 SF building
- ± 24,200 SF land area (APN 1011-031-26)
- 10% office buildout
- Four (4) grade level loading doors
- 16' clear height
- 400 Amp power throughout
- Fire sprinklered
- Currently demised into three suites
- All tenants MTM
- Easy access to 10 & 60 freeways

SALE PRICE: \$3,495,000



For information, please contact:



NEWMARK

Eli Anishban
Precision Properties
t 818-402-8858
eli@precisionproperties.com
CA RE Lic. #01187397

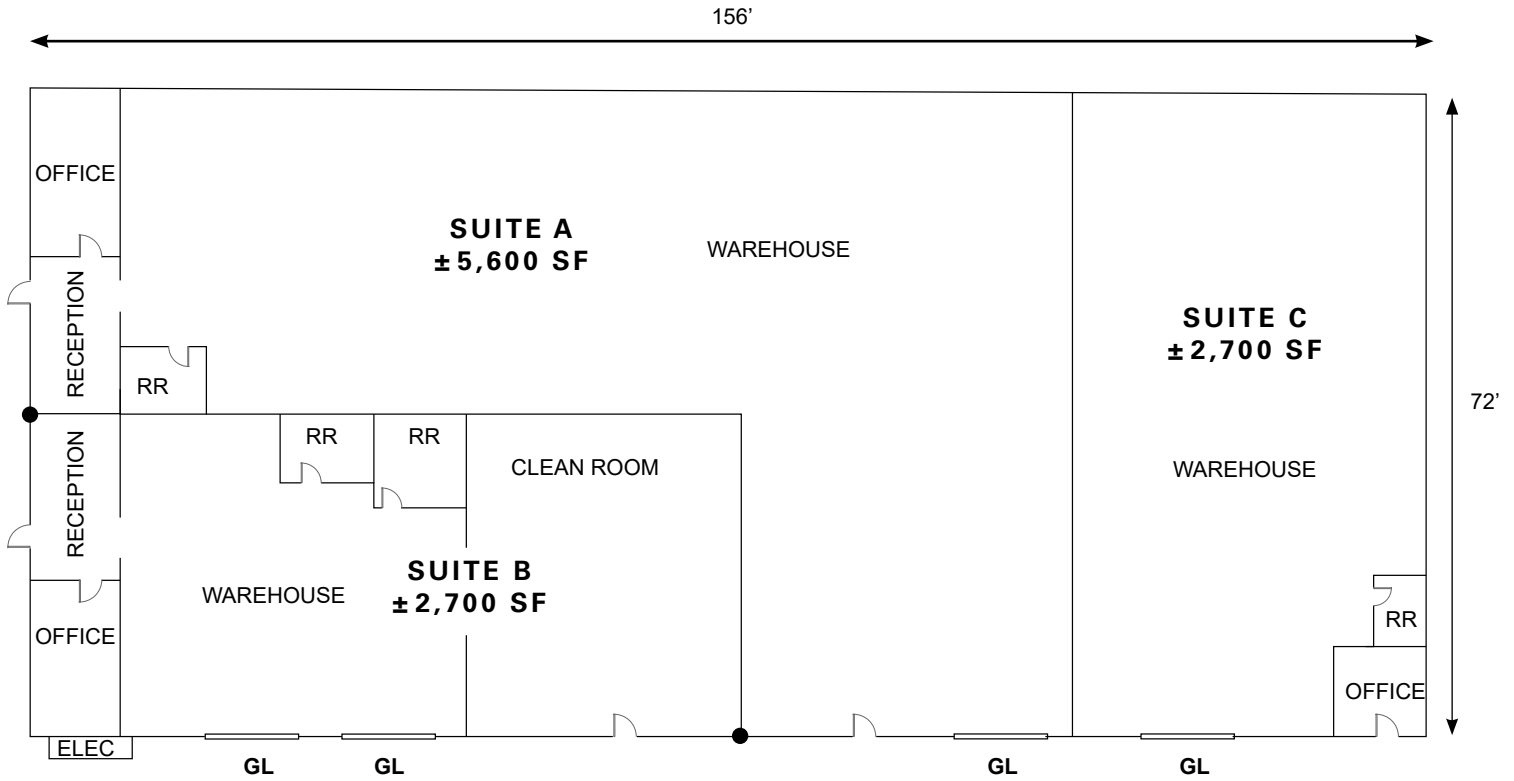
Craig McKenzie
Managing Director - Newmark
t 626-664-1567
craig.mckenzie@nrmk.com
CA RE Lic. #01371536

For Sale

± 10,885 SF Industrial Building

5178 BROOKS ST | MONTCLAIR, CA 91763

FLOOR PLAN



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. **NEWMARK** - Corporate License #01355491

For information, please contact:

Eli Anishban
Precision Properties
t 818-402-8858
eli@precisionproperties.com
CA RE Lic. #01187397

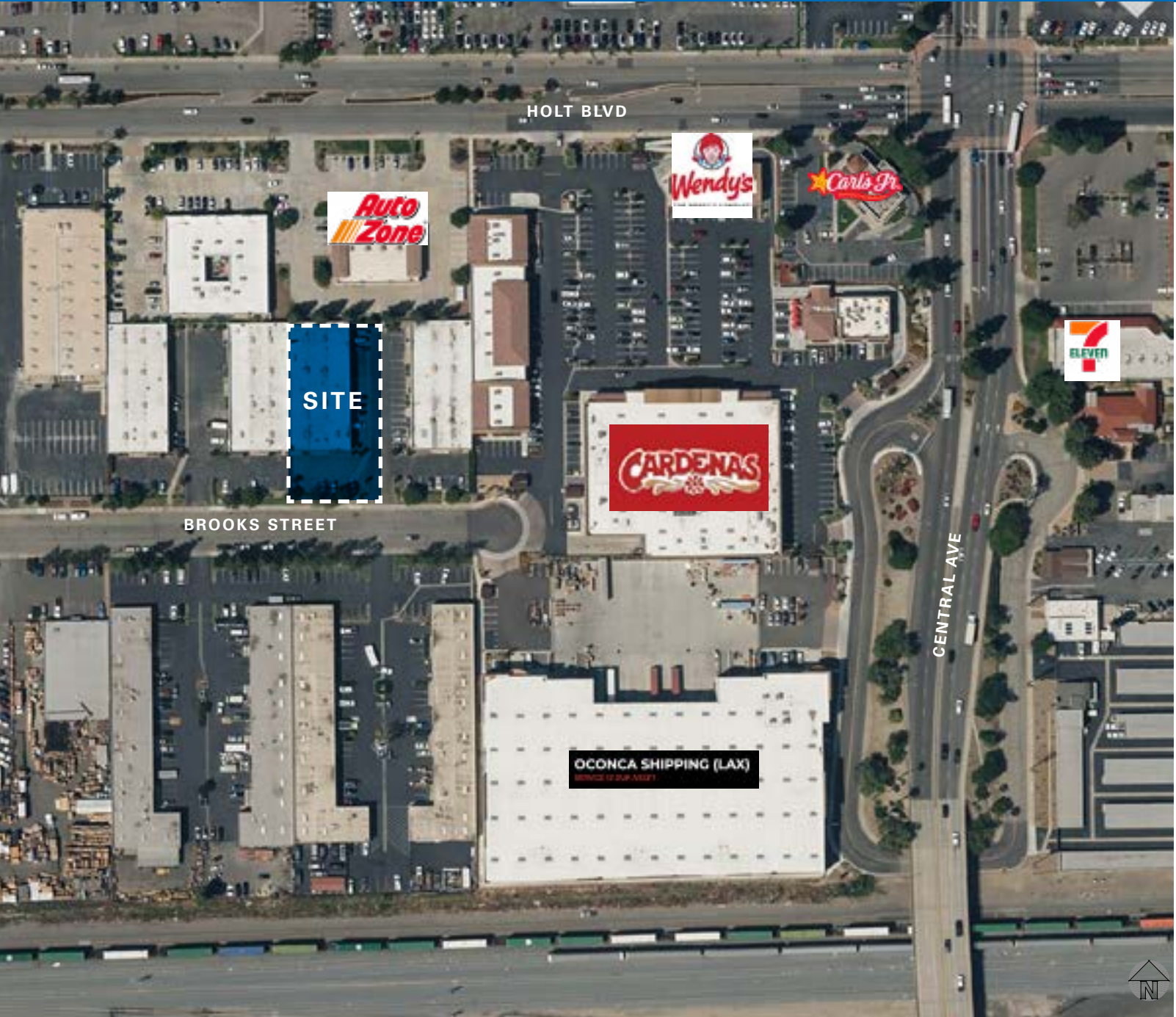
Craig McKenzie
Managing Director - Newmark
t 626-664-1567
craig.mckenzie@nmrk.com
CA RE Lic. #01371536



For Sale

± 10,885 SF Industrial Building

5178 BROOKS ST | MONTCLAIR, CA 91763



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. **NEWMARK** - Corporate License #01355491

For information, please contact:



NEWMARK

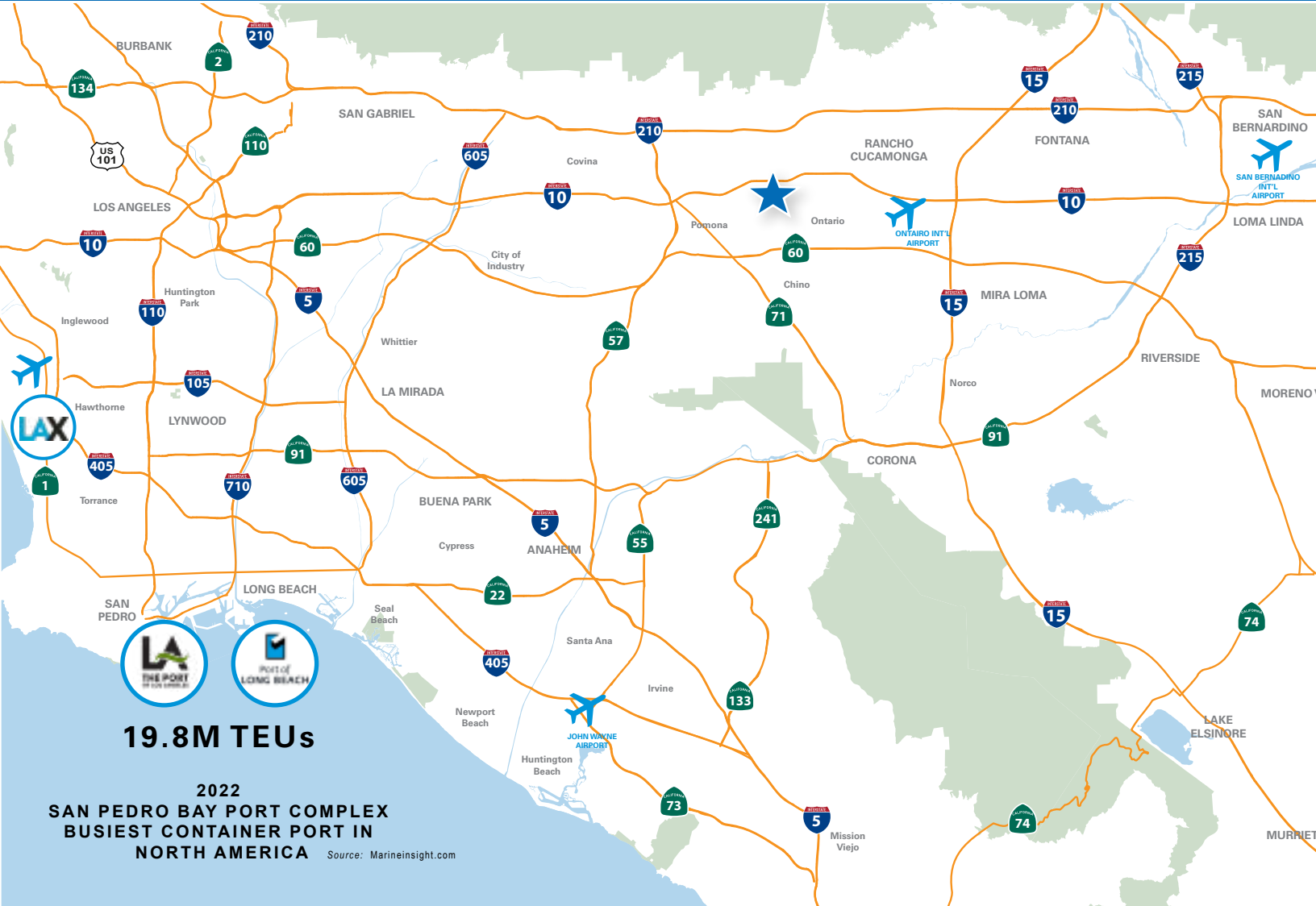
Eli Anishban
Precision Properties
t 818-402-8858
eli@precisionproperties.com
CA RE Lic. #01187397

Craig McKenzie
Managing Director - Newmark
t 626-664-1567
craig.mckenzie@nmrk.com
CA RE Lic. #01371536

For Sale

± 10,885 SF Industrial Building

5178 BROOKS ST | MONTCLAIR, CA 91763



Distances to Ports:

Port of Long Beach 48 miles
 Port Los Angeles 52 miles



Distance to Airports:

Ontario 6 miles
 San Bernardino 31 miles
 John Wayne 36 miles
 LAX 52 miles