

For Sublease

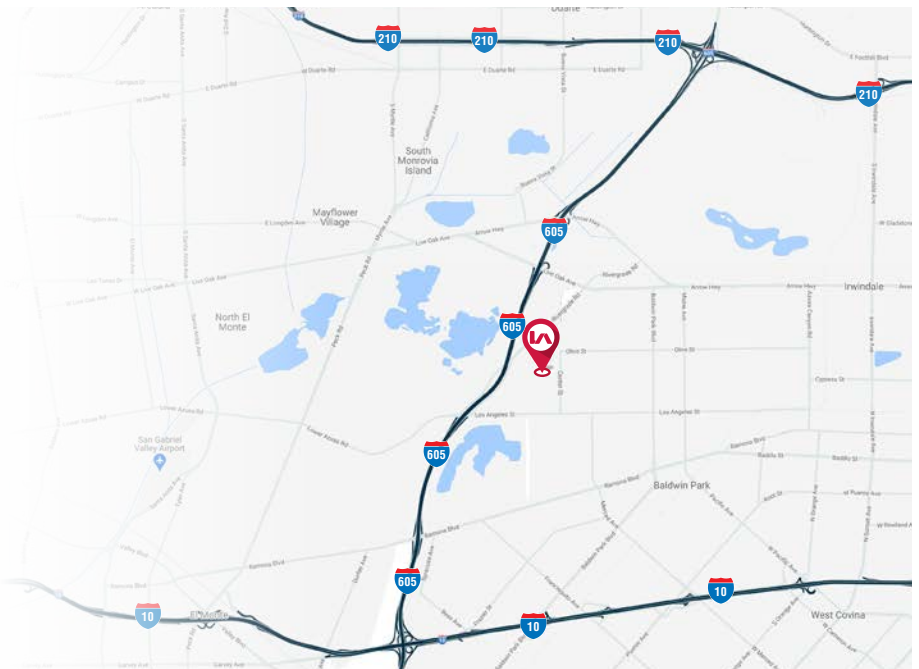
13462 BROOKS AVENUE
BALDWIN PARK, CALIFORNIA

±20,677 SF
FREESTANDING INDUSTRIAL WAREHOUSE
WITH EXCESS CONCRETE YARD | LOW SITE COVERAGE



PROPERTY HIGHLIGHTS

- ±20,677 SF Freestanding Building
- ±3,250 SF Office
- 24' Clearance
- 2 Dock High Positions
- 2 Ground Level Loading
- 277/480 Volts, 3P4W
- Excess Concrete Trailer/Outdoor Storage Yard



Tai Ngo CCIM
Vice President | Lic. ID # 01779172
P \\ 562.568.2016
E \\ tngo@lee-associates.com

Lee & Associates® - Corp. ID# 01125429
13181 Crossroads Pkwy, North, Suite 300
City of Industry, CA 91746
P \\ 562.699.7500

Pavit Singh
Vice President | Lic. ID # 01332811
P \\ 310.923.4868
E \\ pavits@kw.com

KW Commercial
4061 Laurel Canyon Blvd
Studio City, CA 91604
P \\ 818.432.1625

San Gabriel Valley

13462 BROOKS AVENUE
BALDWIN PARK, CALIFORNIA

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL HIGHLIGHTS:

- Fenced & Secured Yard
- ±16,700 of Excess Concrete Yard for Trailer Storage (±37% Site Coverage)
- Racks Included
- Ample Onsite Parking
- Sublease Expiration: November 2028



Tai Ngo CCIM
Vice President | Lic. ID # 01779172
P \\ 562.568.2016
E \\ tngo@lee-associates.com

Lee & Associates® - Corp. ID# 01125429
13181 Crossroads Pkwy, North, Suite 300
City of Industry, CA 91746
P \\ 562.699.7500

Pavitt Singh
Vice President | Lic. ID # 01332811
P \\ 310.923.4868
E \\ pavits@kw.com

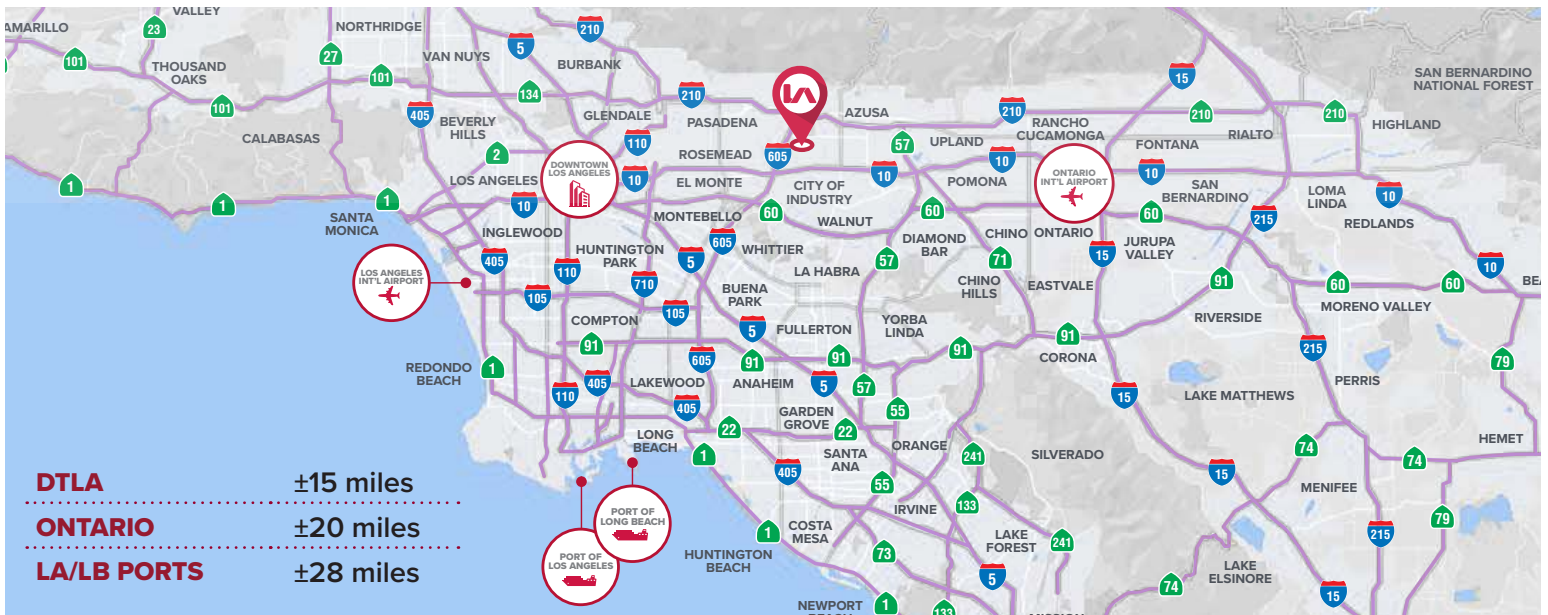
KW Commercial
4061 Laurel Canyon Blvd
Studio City, CA 91604
P \\ 818.432.1625

San Gabriel Valley

13462 BROOKS AVENUE
BALDWIN PARK, CALIFORNIA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

KW
COMMERCIAL



Tai Ngo CCIM
Vice President | Lic. ID # 01779172
P \\ 562.568.2016
E \\ tngo@lee-associates.com

Lee & Associates® - Corp. ID # 01125429
13181 Crossroads Pkwy, North, Suite 300
City of Industry, CA 91746
P \\ 562.699.7500

Pavitt Singh
Vice President | Lic. ID # 01332811
P \\ 310.923.4868
E \\ pavits@kw.com

KW Commercial
4061 Laurel Canyon Blvd
Studio City, CA 91604
P \\ 818.432.1625