



AVAILABLE FOR LEASE

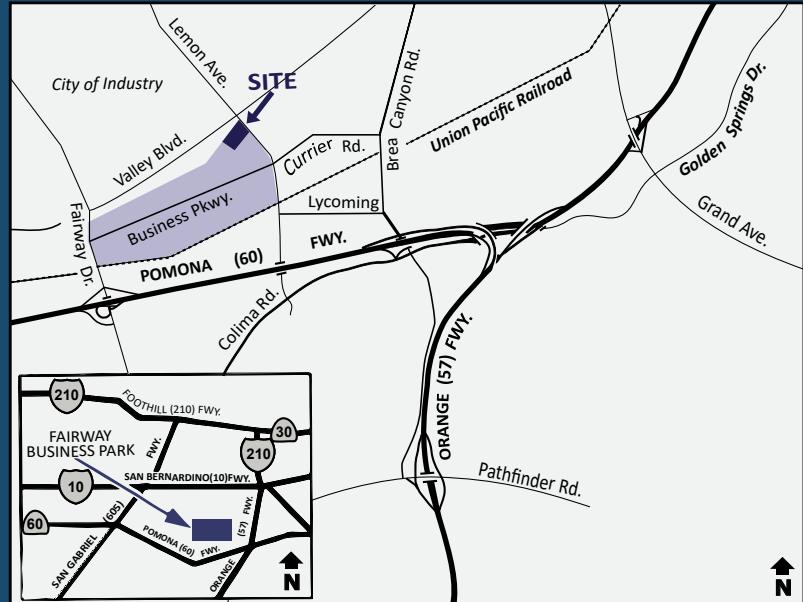
FAIRWAY BUSINESS PARK - BUILDING #1 100,000 SQUARE FEET

425-35-45 South Lemon Avenue, City of Industry, CA



BUILDING FEATURES

- **Office:** 14,200 SF
- **Clearance:** 26' @ 1st Column
- **Sprinklers:** .60 GPM/3,000 SF
- **Loading:**
17 Dock High w/ 25,000 LB. Load Levelers
1 Ramp
- **Power:** 3-400 Amps, 277/480 Volt, 3 Ph, 4-Wire
Additional Conduit Installed for 800 Amp
Capacity to One Service
- **Union Pacific Rail Service:** 5 Spots
- **Transparent Skylights/Smoke Vents at a Ratio
of 1 SF per 30 SF of Floor Area**



R.E. License #00255328 (CA)
13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746-3497
www.majesticrealty.com

For more information, please contact:

TERRY BAKER

R.E. License #00711593 (CA)
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KENT VALLEY

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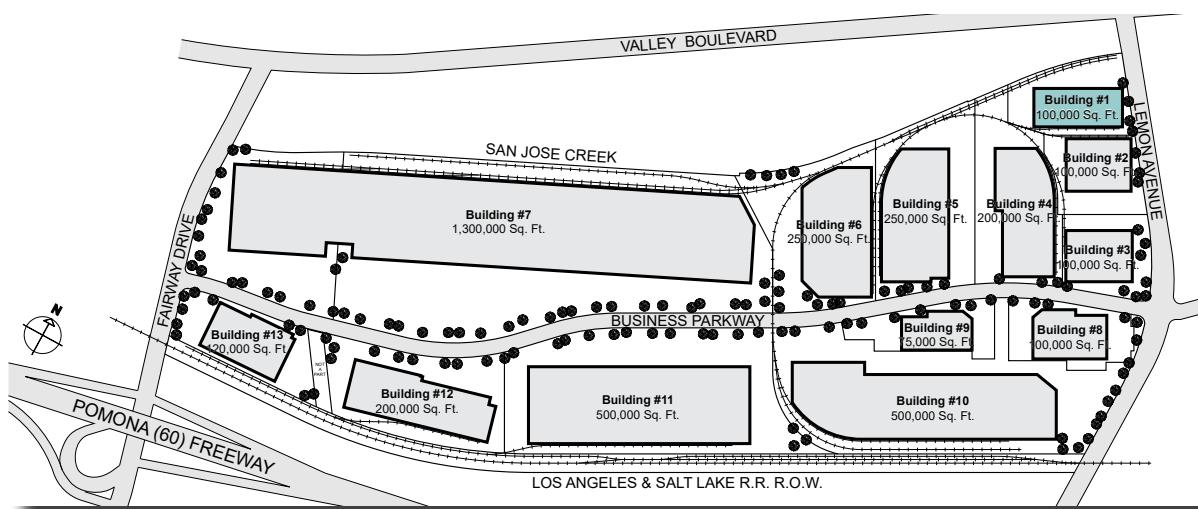
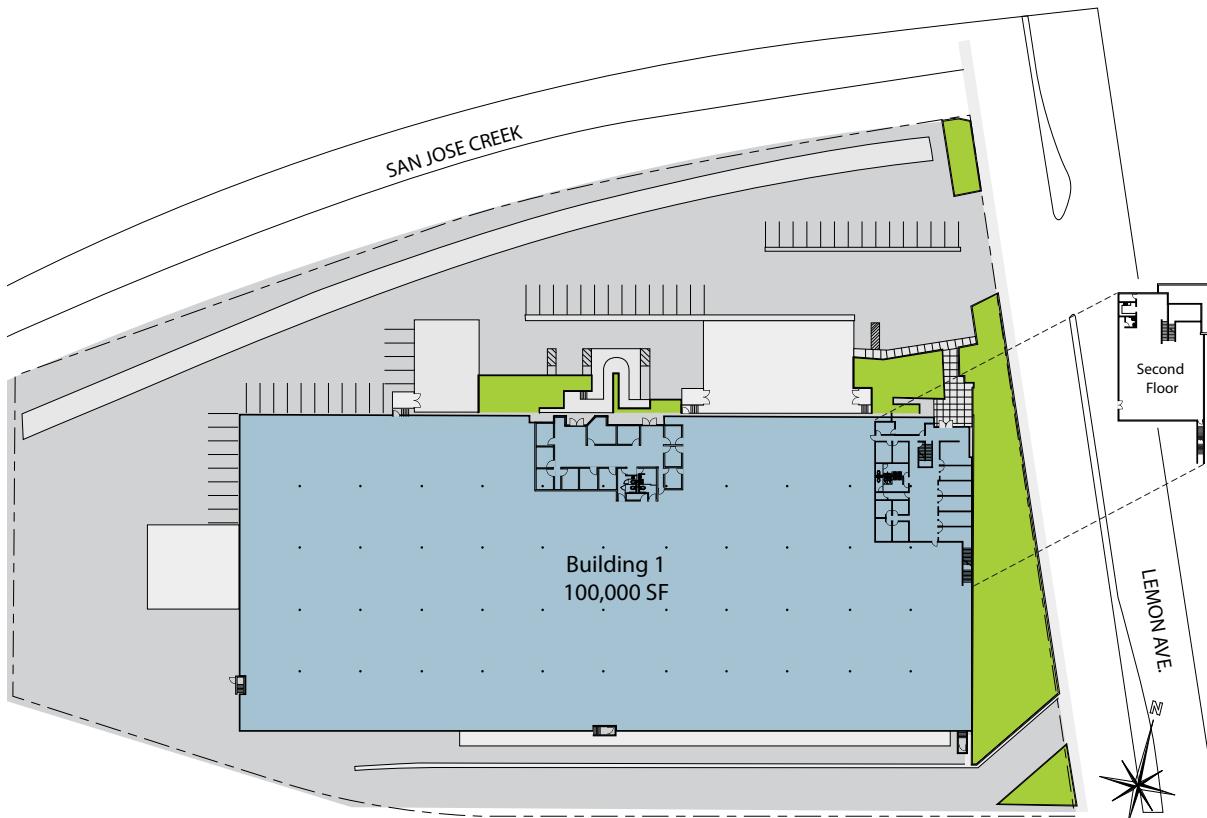


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SITE PLAN



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