

**FREESTANDING INDUSTRIAL BUILDING
17721 RAILROAD STREET
CITY OF INDUSTRY, CA**

FOR LEASE



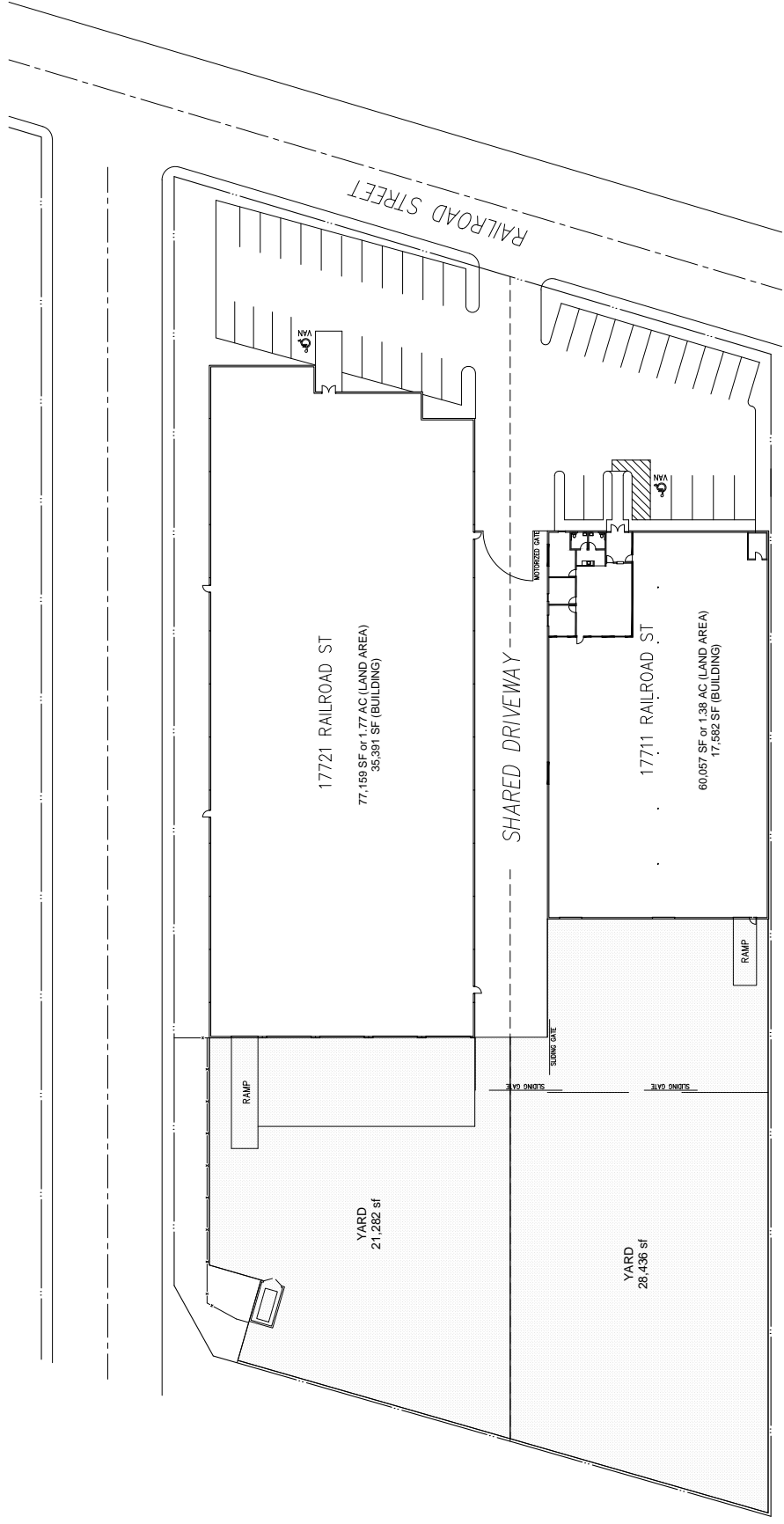
- APPROX 35,391 SQUARE FOOT FREE STANDING BUILDING.
- LARGE PRIVATE GATED YARD
- 8 DOCK HIGH LOADING DOORS
- 1 GROUND LEVEL LOADING DOOR
- RECENT SEISMIC UPGRADES, NEW ROOF, AND NEW PAINT
- APPROX. 4,900 SF OF OFFICE
- APPROX. 5,000 SF BONUS STORAGE MEZZANINE
- 24 FOOT CLEAR HEIGHT TO PURLIN
- ZONED M (Industrial) CITY OF INDUSTRY
- 400 AMPS 277/480 VOLT 3 PHASE/4 WIRE

FOR LEASE AT \$1.80 PSF INDUSTRIAL GROSS

CONTACT
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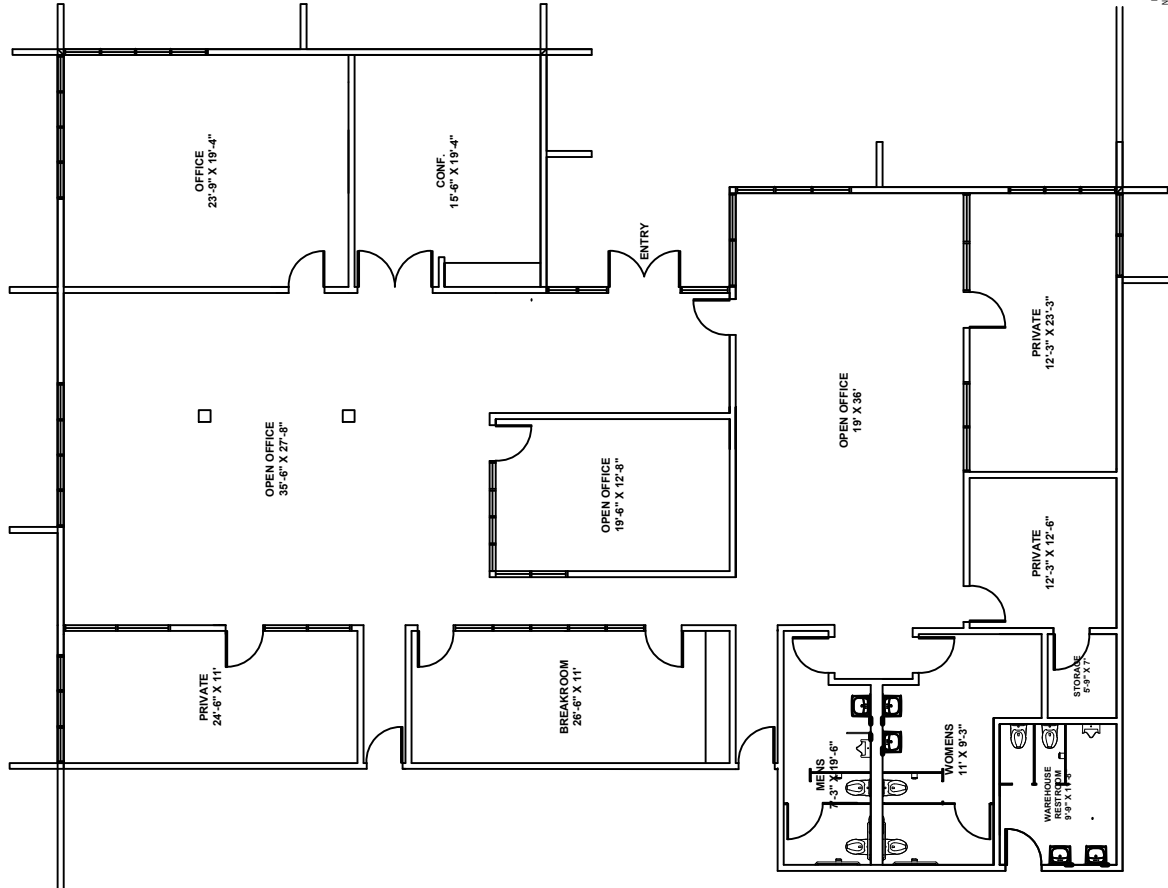


8 DOCK HIGH LOADING POSITIONS



1 SITE PLAN - Railroad Street Business Park, City of Industry CA

Scale: NONE



SCALE: 1/16" = 1'-0"

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