

+/- 56K SF Free-standing Industrial Bldg. For Sale

Assumable Financing Highlight

Approx. **2.75% interest**, 25-year amortization, on balance.

Extremely rare opportunity to acquire industrial real estate with **long-term, below-market fixed debt**.

13001 E Temple Ave.
City of Industry, CA 91746

SPACE PROFILE

56,496 SF

Total SF Available

8,541 SF

Office Size

5 DH / 1 GL

Loading

ESFR

Sprinklers

26'

Clear Height

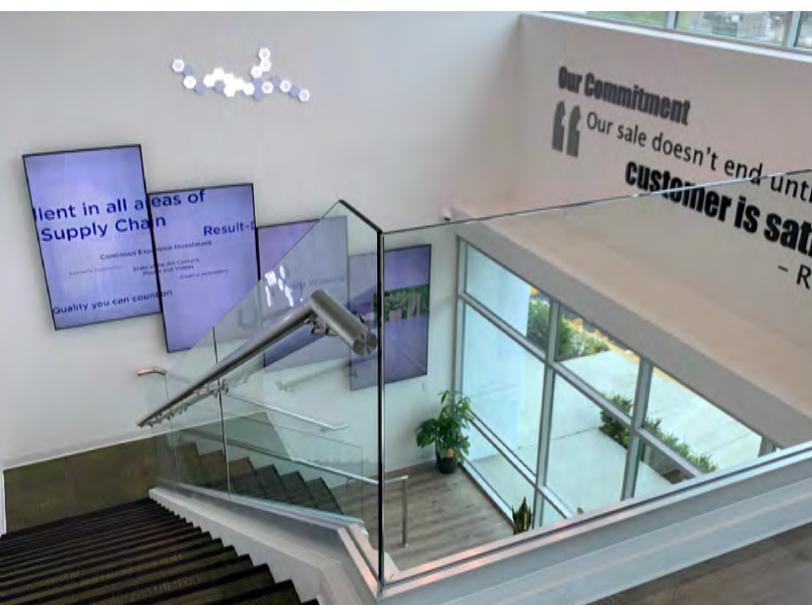
\$322 PSF

Sale Price

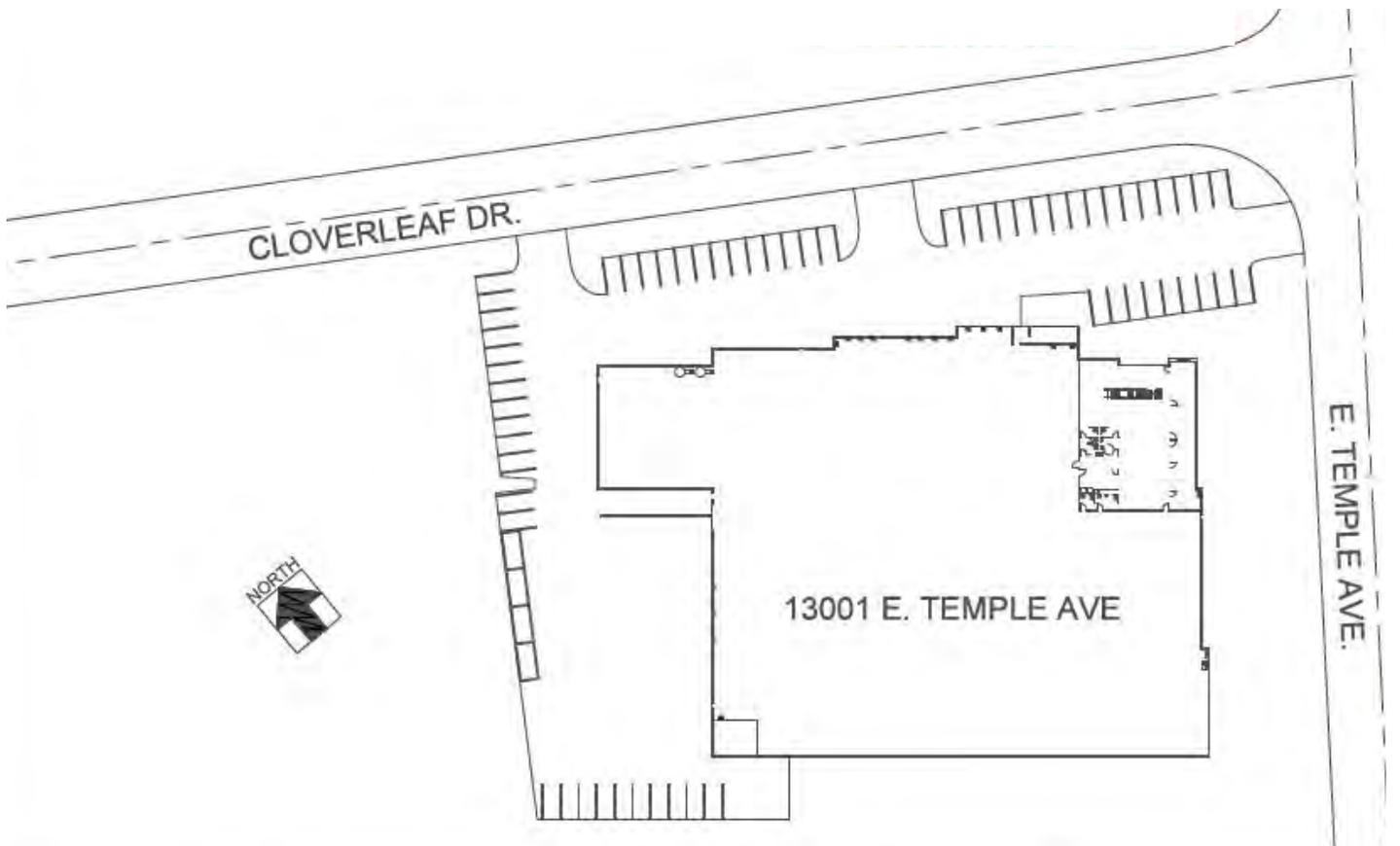
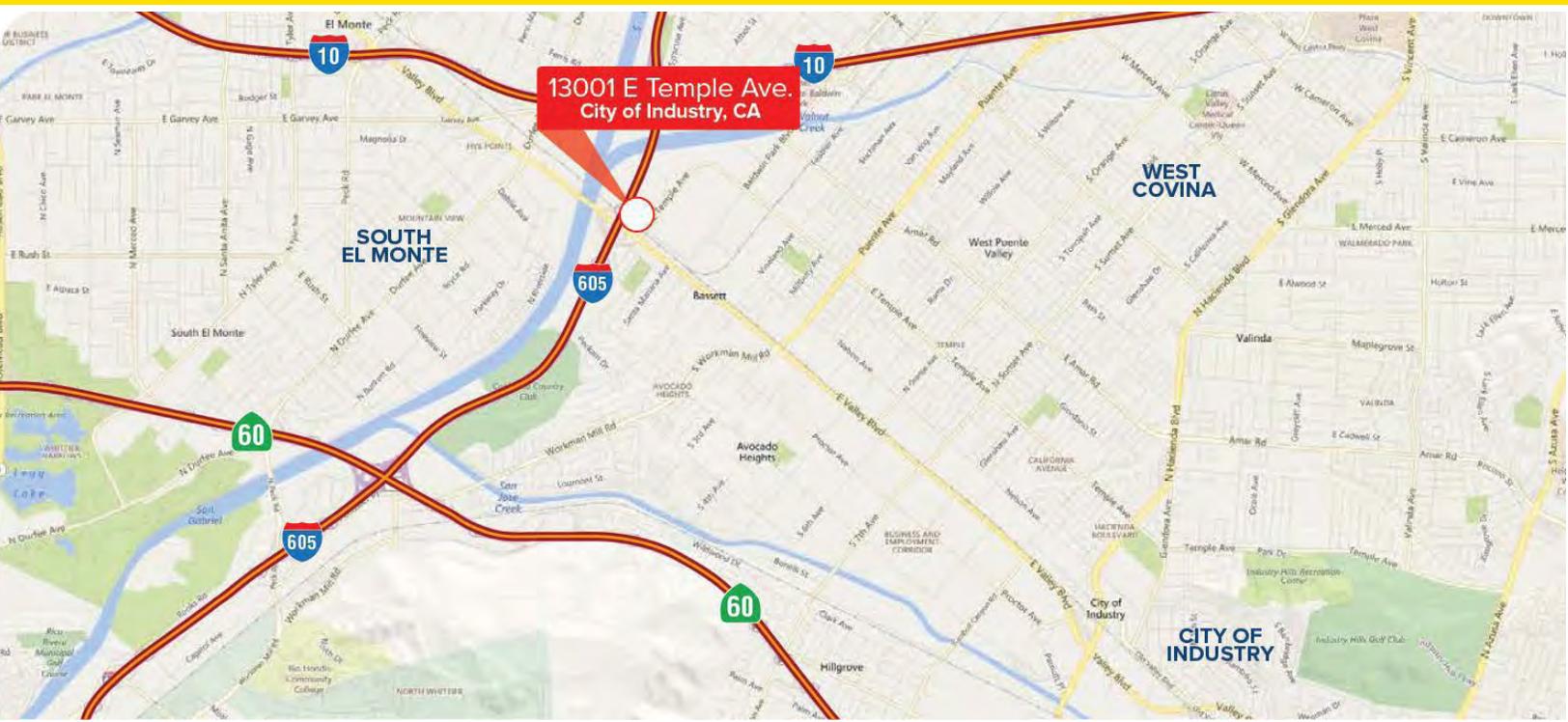
KEY HIGHLIGHTS

- State-of-the Art Building Construction
- Turn-key Warehouse Building With Extremely High Image Office Build
- Available Material Handling Equipment
- In Place Narrow Aisle Warehouse Racks Can Remain
- Elegant, Transitional, & Modern Office Space With Lots of Natural Light
- Fully Fenced & Secured Yard
- Freeway Visible
- Immediate Access to 605 Freeway

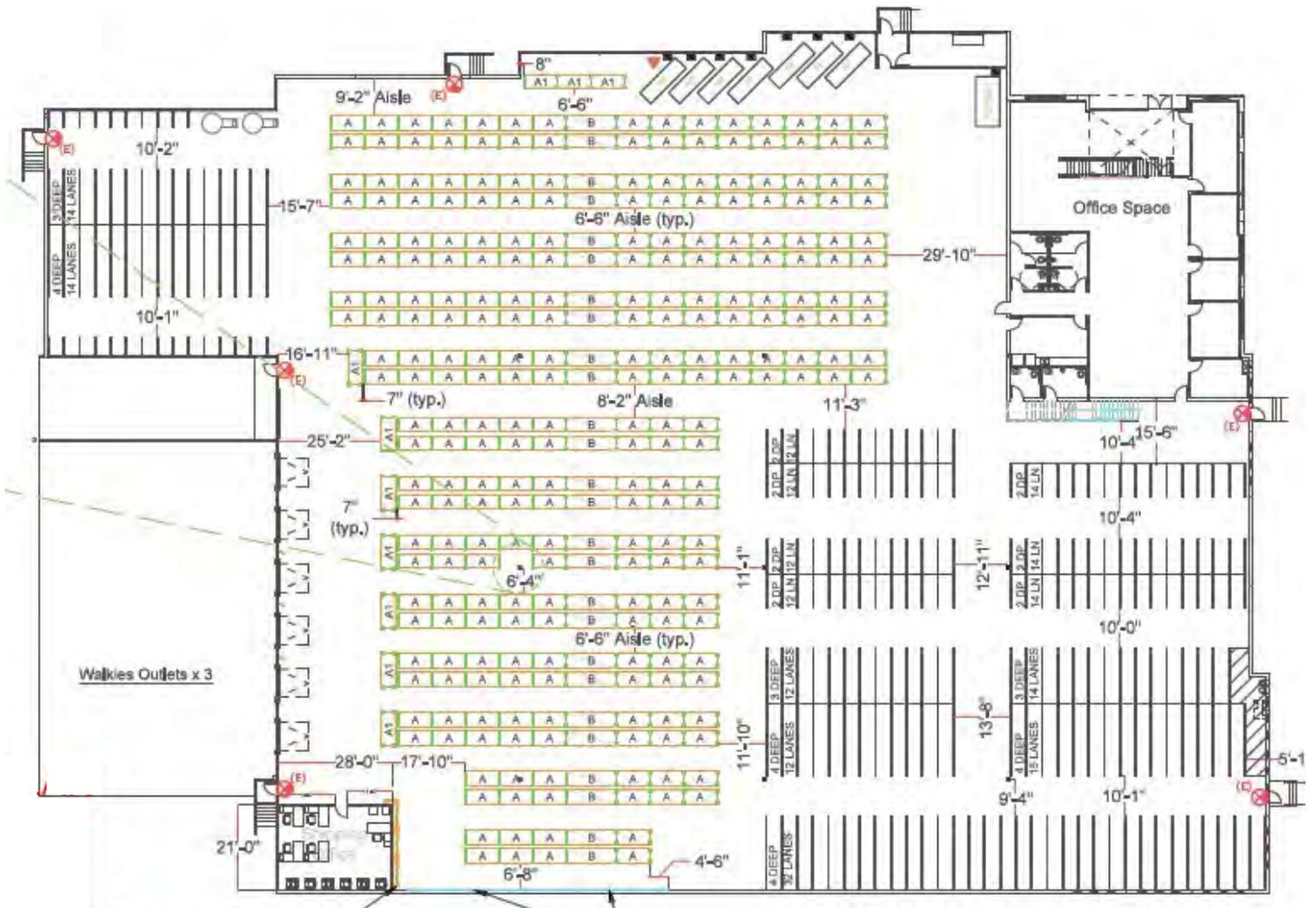
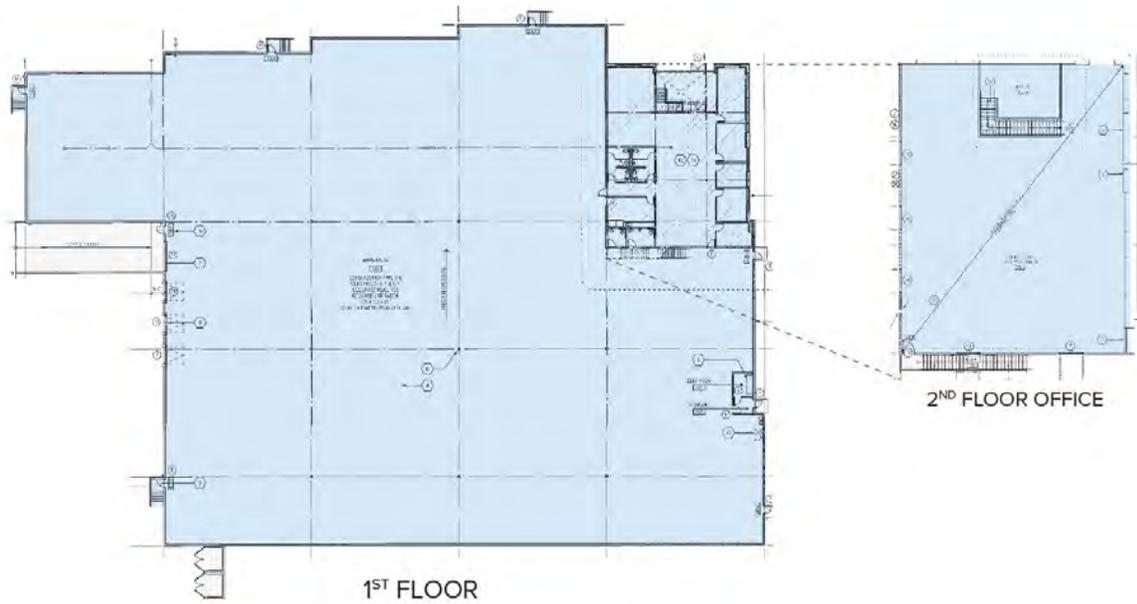




Location & Site Plan



Warehouse Floorplan



Office Floorplans

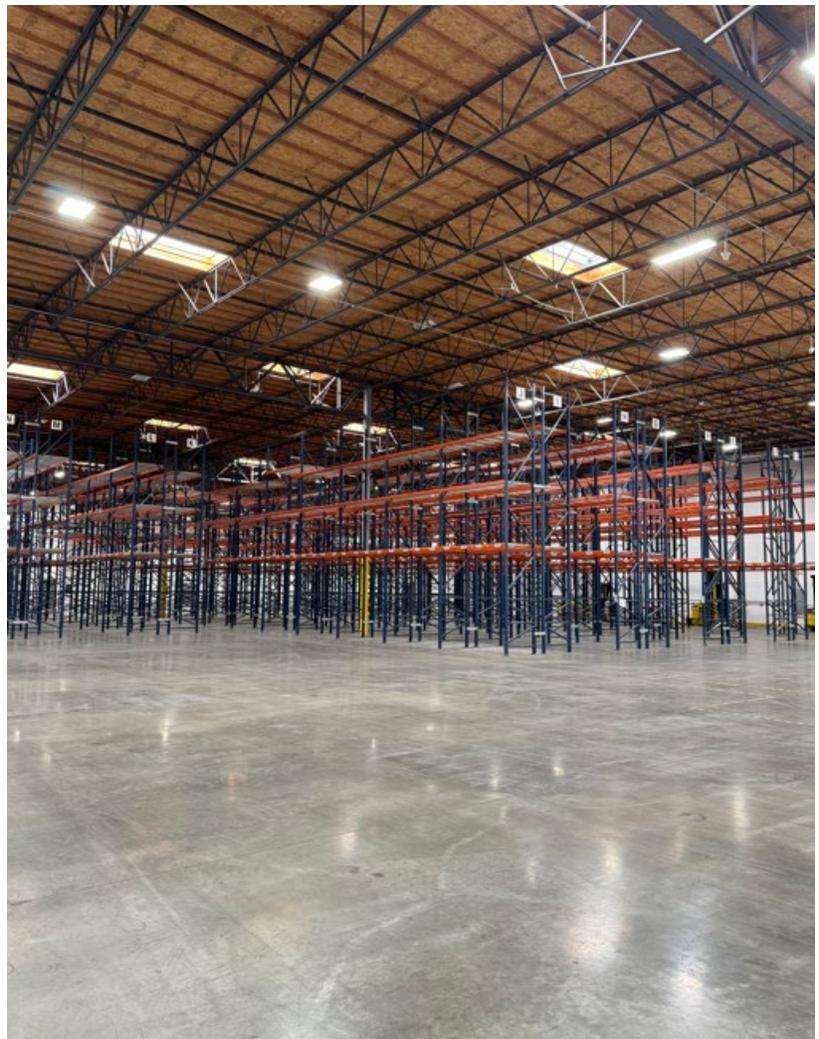
1st Floor



2nd Floor



Space Photos



Office Photos



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