

Available SF 69,000 SF

Industrial For Lease

Building Size 150,000 SF



Address: 14625 Clark Ave, Industry, CA 91745

Cross Streets: S 7th St/Clark Ave

POL 150,000 SF Building
 ±69,000 SF Available for Lease w/ 5,368 SF Existing Office
 Private Fenced Entrance & Yard on West Side of Building
 24' Clear Height, (6) DH & (1) GL Door
 Fully Sprinklered Warehouse
 Able to Receive 53' Trailers w/ 70+ Parking Spaces

Lease Rate/Mo: \$103,500
Lease Rate/SF: \$1.50
Lease Type: Modified Gross
Available SF: 69,000 SF
Minimum SF: 69,000 SF
Prop Lot Size: POL
Term: Negotiable
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: IDM

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1
DH Doors/Dim: 6
A: 1200 V: 480 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1973
Whse HVAC: No
Parking Spaces: 70 / **Ratio:** 1.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 5,368 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 05/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Industry
APN#: 8217-002-010

Listing Company: CBC NRT
Agents: [Jeff Wiggins 626-449-5222](mailto:jeff.wiggins@cbcprt.com)

Listing #: 44418937

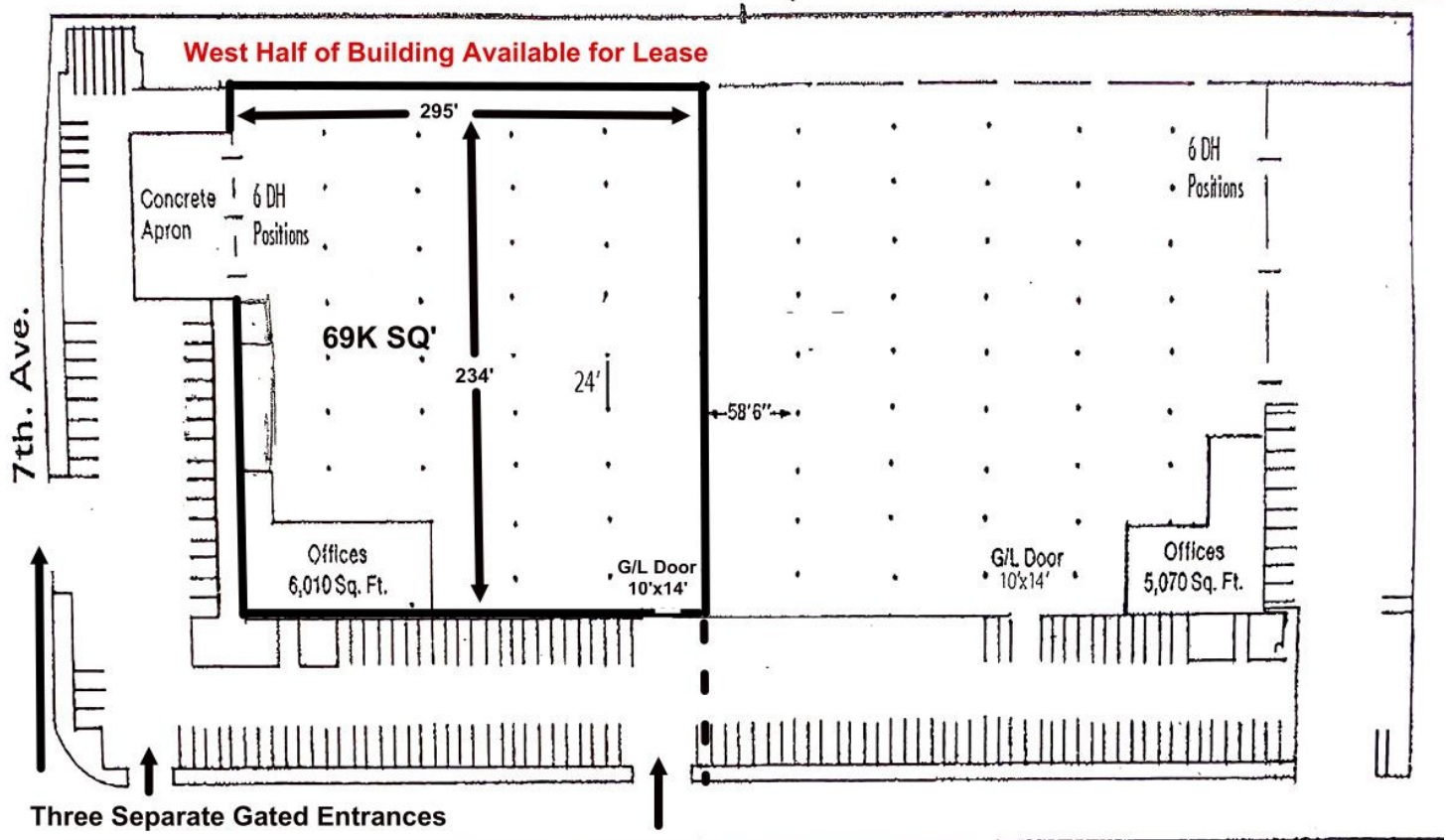
Listing Date: 02/26/2026

FTCF: No Agreement on File

Notes: Jeff Wiggins is not a member of AIR CRE. Please verify all information. No listing agreement is on file at AIR CRE. Protect yourself regarding commission.



Jeff Wiggins
 jeff.wiggins@cbcprt.com
 626-278-7745



14625-14701 East Clark Avenue, City of Industry



Jeff Wiggins
jeff.wiggins@cbcirt.com
626-278-7745