

Available SF 13,190 SF

Industrial For Lease

Building Size 13,190 SF



**Address:** 128 S Brent Circle, Walnut, CA 91789

**Cross Streets:** S Brent Circle/Old Ranch Rd

Free Standing Building  
Business Park Environment  
High-End Office  
East Industry / Walnut Location  
Easy Access to 60, 57 & 10 Freeways

**Lease Rate/Mo:** \$19,800  
**Lease Rate/SF:** \$1.50  
**Lease Type:** Gross  
**Available SF:** 13,190 SF  
**Minimum SF:** 13,190 SF  
**Prop Lot Size:** 0.63 Ac / 27,406 SF  
**Term:** 3-5 Year  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$23,619 / 2024  
**Yard:** Paved  
**Zoning:** I

**Sprinklered:** Yes  
**Clear Height:** 21'  
**GL Doors/Dim:** 1 / 12 x 14  
**DH Doors/Dim:** 0  
**A: 400 V: 120/208 O: 3 W: 4**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1990  
**Whse HVAC:** No  
**Parking Spaces: 22 / Ratio: 1.7:1**  
**Rail Service:** Yes  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 3,000 SF / 5  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Industry  
**APN#:** 8719019003

**Listing Company:** Re/Max Galaxy  
**Agents:** [Peter Loh 909-263-3054](mailto:peterloh2000@aol.com)  
**Listing #:** 41449676  
**Notes:** Call broker for commission information.

**Listing Date:** 11/14/2024

**FTCF:** CB000N000S000

**Peter Loh**  
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