

**26,660 SF. INDUSTRIAL SPACE IN
PROCTOR BUSINESS COMPLEX**

**FOR LEASE
13731 PROCTOR AVE.
CITY OF INDUSTRY, CA 91746**



PROPERTY FEATURES:

- **26,660 SF. INDUSTRIAL SPACE AVAILABLE FOR LEASE**
- **\$1.30 PER SF. RENT RATE (MG).**
- **Tenant pays their own Trash, prorated Electric and Water charges.**
- **Located in the Gated Proctor Business Complex**
- **5 Private Offices and 2 Restrooms**
- **5 Loading Docks and 1 Drive-In Ramp**
- **14' ' Minimum Clearance Height**
- **Ample Parking Spaces**
- **1,200 Amp, Volt: 120/208, 3 Phase Power Service (Share)**
- **Immediate access to major transportation corridors, including I-10, I-605, and SR-60 freeways**

For more information:



**Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: KevinLee@kmpmgroup.com**

26,660 SF. INDUSTRIAL SPACE IN
PROCTOR BUSINESS COMPLEX

FOR LEASE
13731 PROCTOR AVE.
CITY OF INDUSTRY, CA 91746



For more information:



Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: KevinLee@kmpmgroup.com