



PRICING BREAKDOWN

Building Size	±21,140 SF
Land Size	±54,014 SF (±1.24 AC)
Sale Price / SF	\$298.01 / SF
Total Sale Price	\$6,300,000.00

PROPERTY DETAILS

- ±5,836 SF Office with 4 Restrooms
- 2 Dock High & 2 Ground Level Loading Doors
- 400 Amps of Power
- Zoned CA CR & D / DMX
- Gated and Fenced Yard
- 405 Freeway Exposure - Great Signage
- Extra Land, Parking Ratio 3:1
- Well-appointed Offices with Showroom
- Close Proximity to 110/405/91/710 Fwys
- Short-term Investment w/ Opportunity for an Owner-User
- Tenant has a lease through 11/30/27



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

BRET OSTERBERG

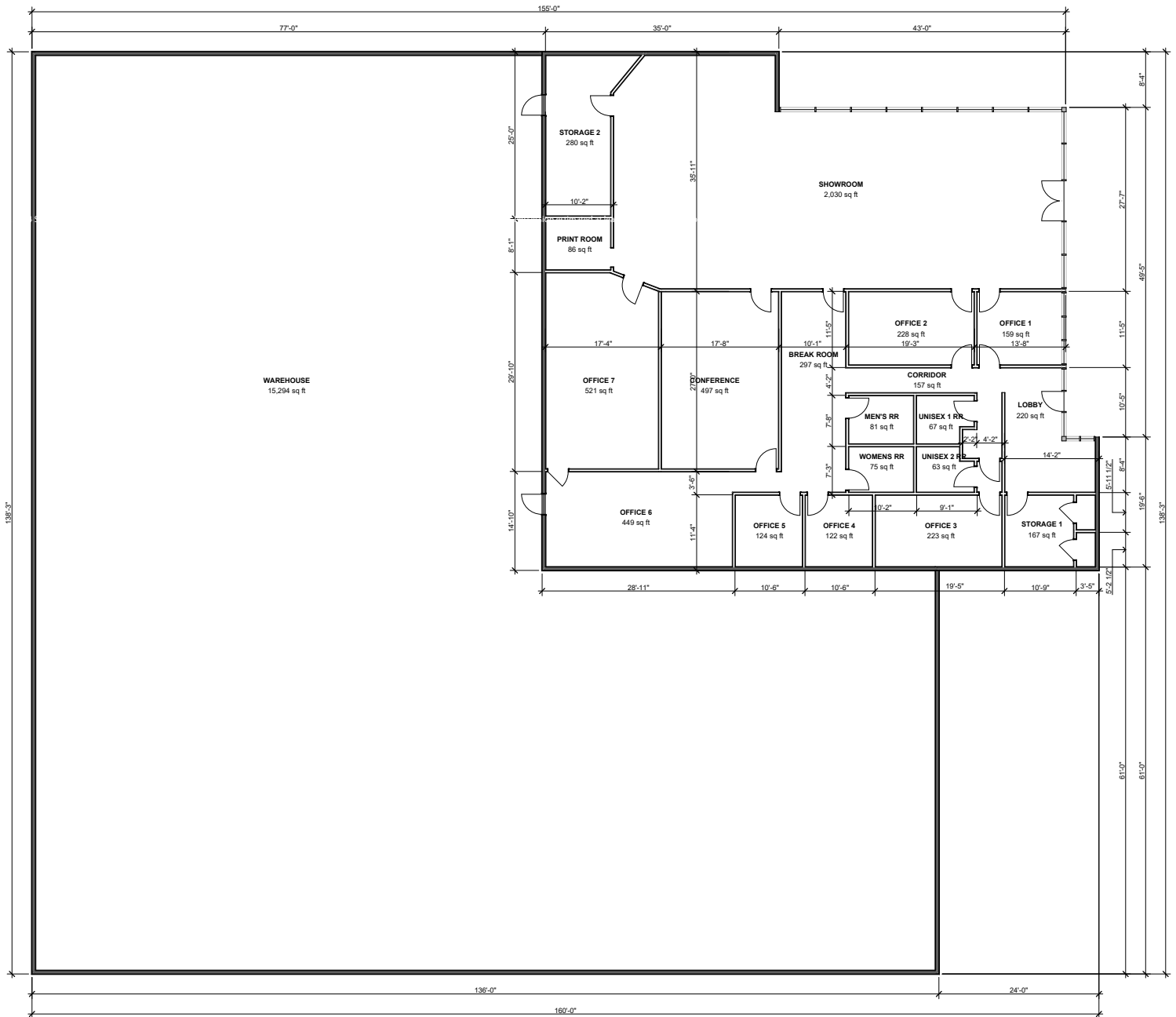
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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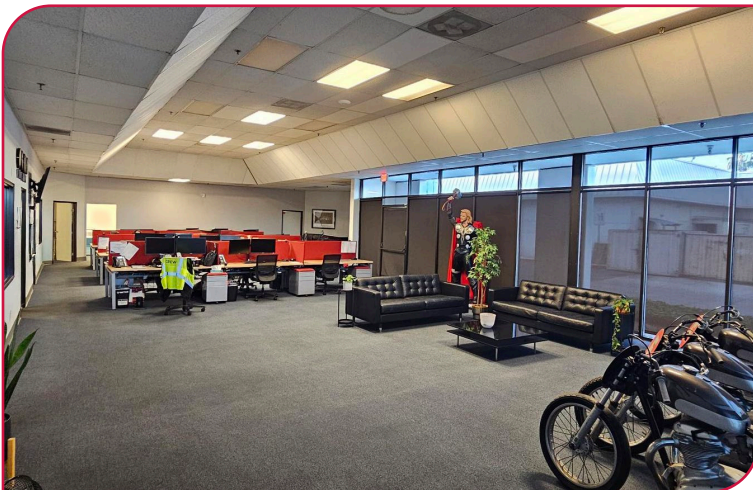
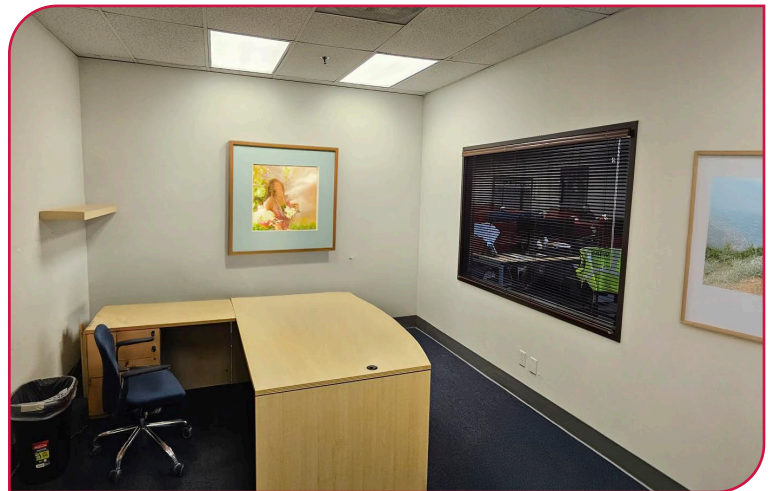
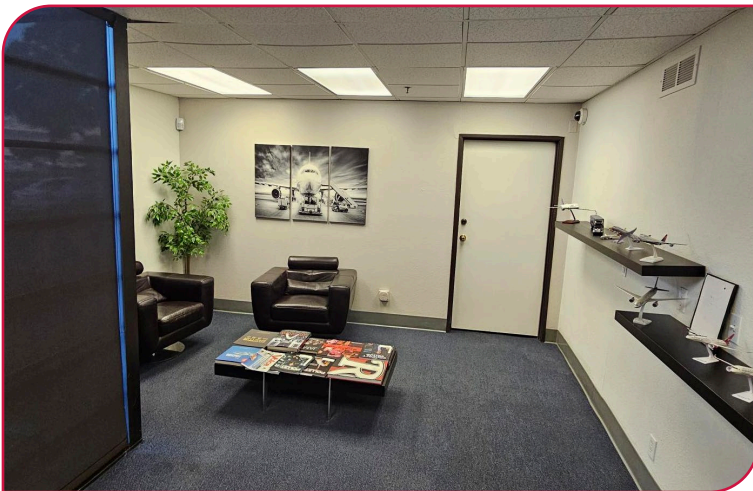
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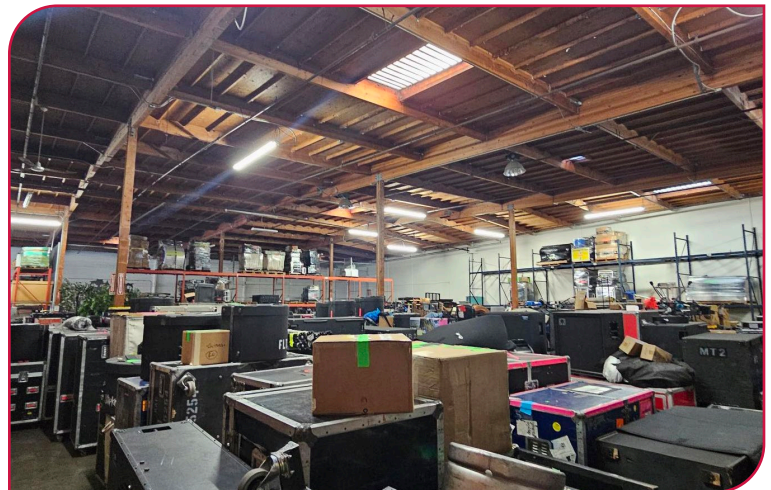
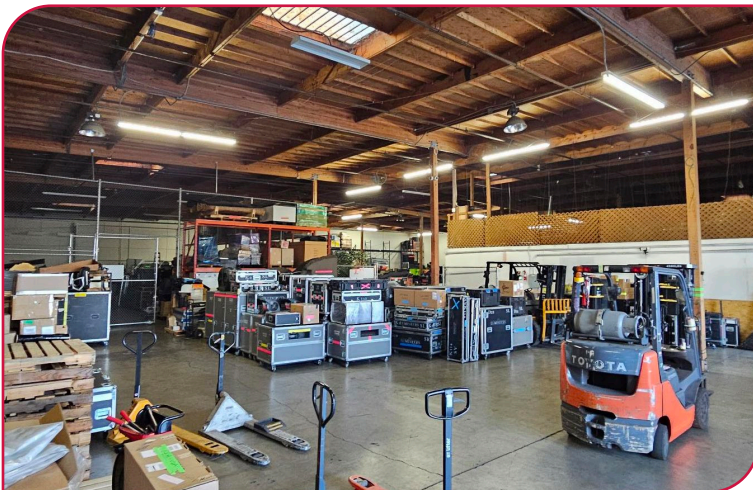
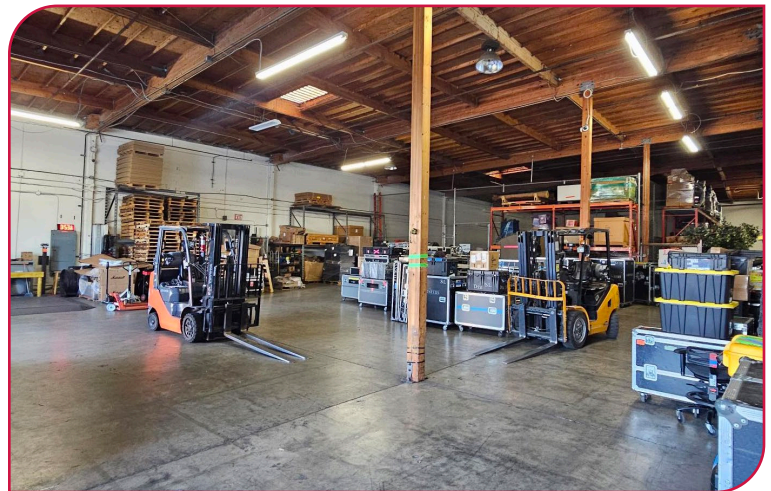
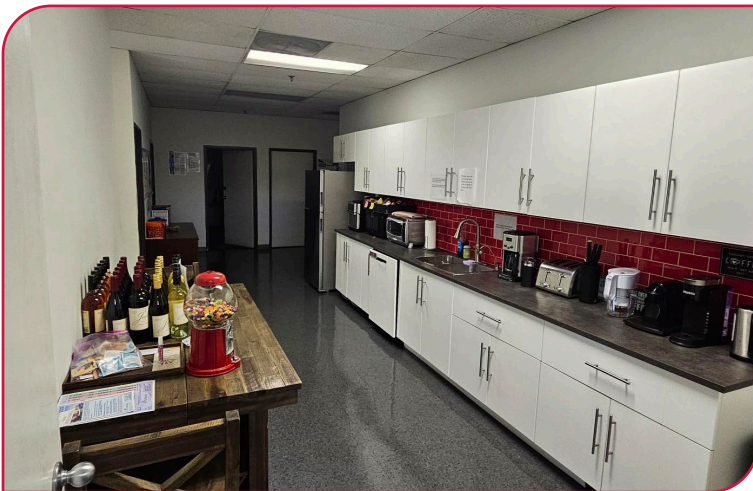
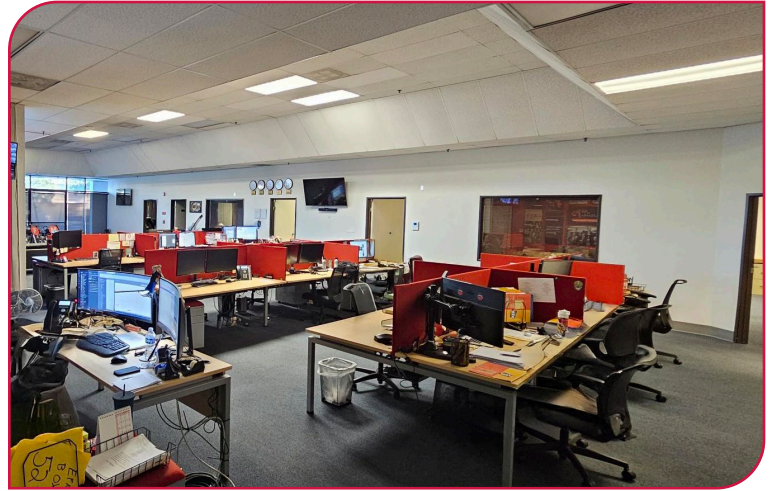
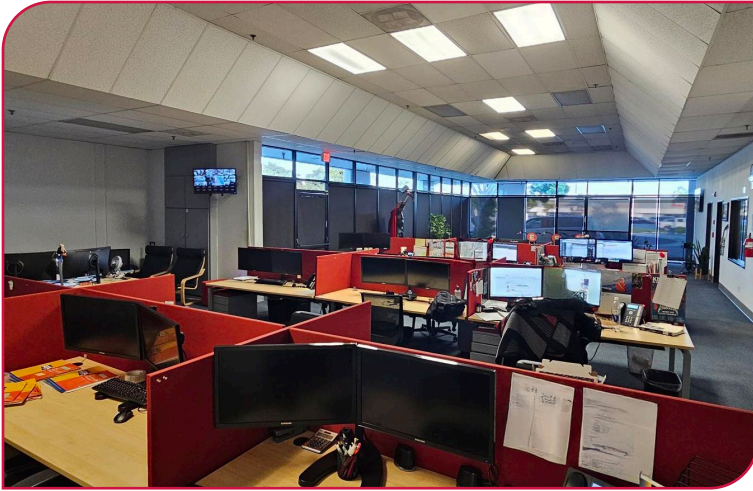
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