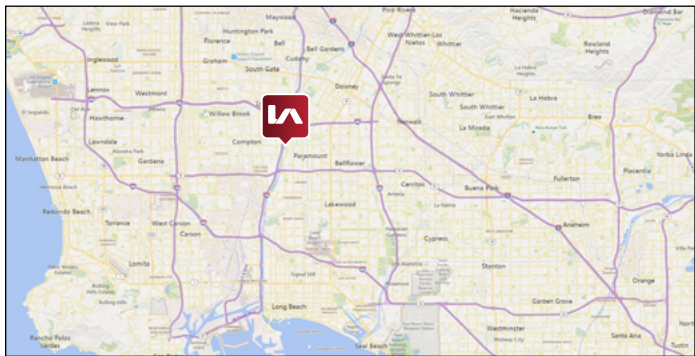


**Lowest OPEX (\$0.16) in the Market!**



## PROPERTY SUMMARY

**AVAILABLE:** ±27,750 SF Bldg on ±77,145 SF Lot  
**LEASE RATE:** \$1.15 / SF NET + \$0.16 OPEX  
**APN#:** 7102-020-001  
**TERM:** Two (2) Years  
**ZONING:** M2

- Owner Motivated - Submit Your Offer Now!
- Large Fenced and Paved Gated Yard
- Abundant Parking - 56 spaces
- Two (2) Dock High Loading Doors
- Free Standing Building
- High Visibility
- Close to 91 & 710 Freeways

**VIRTUAL TOUR**

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**Ron Mgrublian**

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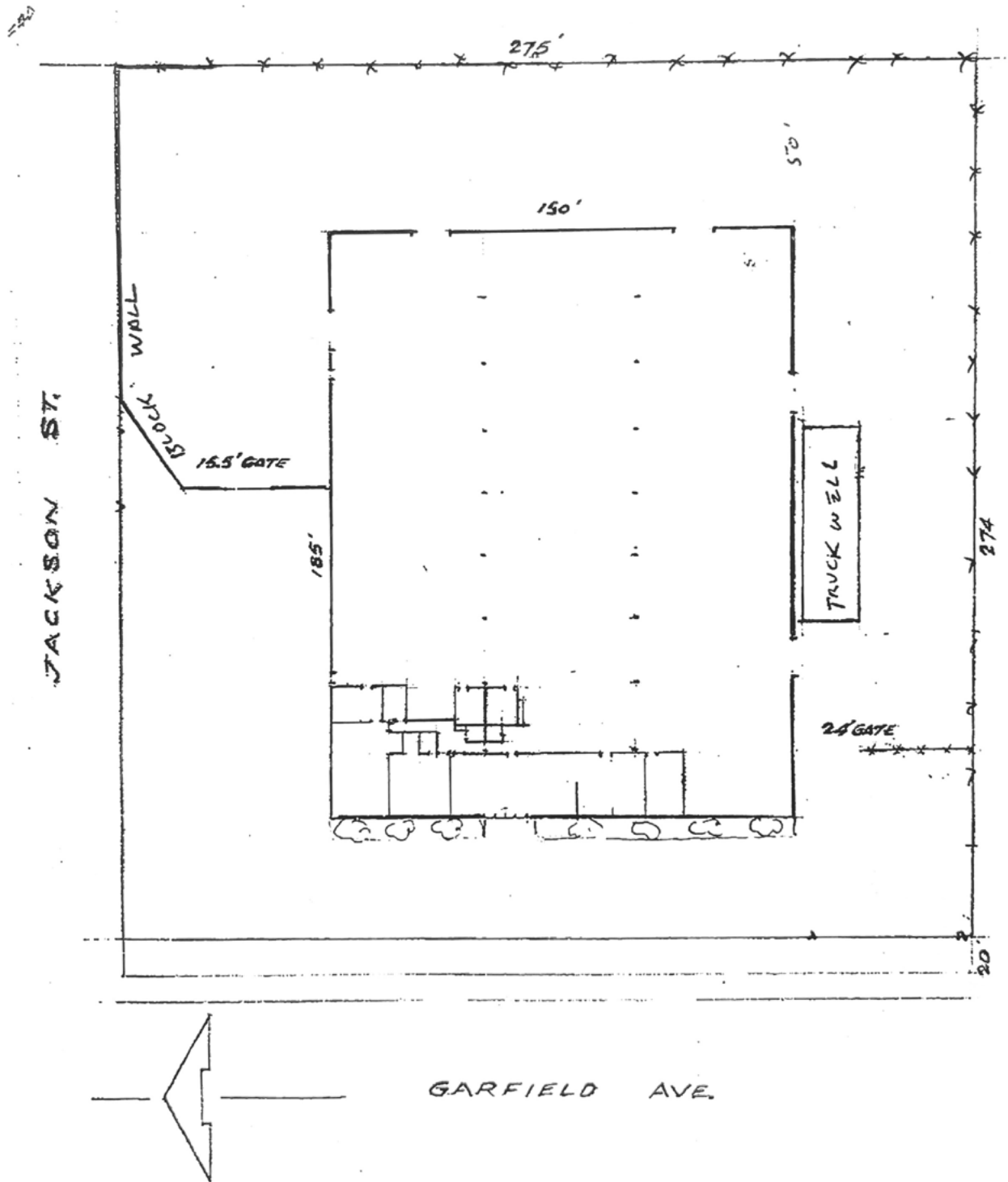
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## FLOOR PLAN (NOT DRAWN TO SCALE)



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