

savills

FOR SALE

# TURN-KEY INDUSTRIAL ECOMMERCE/ DISTRIBUTION BUILDING

13001 E Temple Ave.  
City of Industry, CA 91746

## SPACE PROFILE

**56,496 SF**

Total SF Available

**8,541 SF**

Office Size

**5 DH / 1 GL**

Loading

**ESFR**

Sprinklers

**26'**

Clear Height

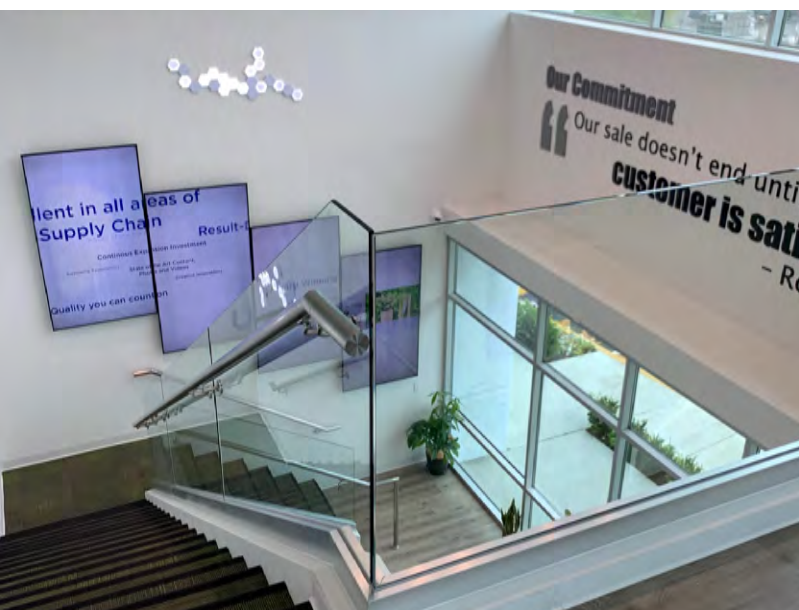
**\$410 PSF**

Sale Price

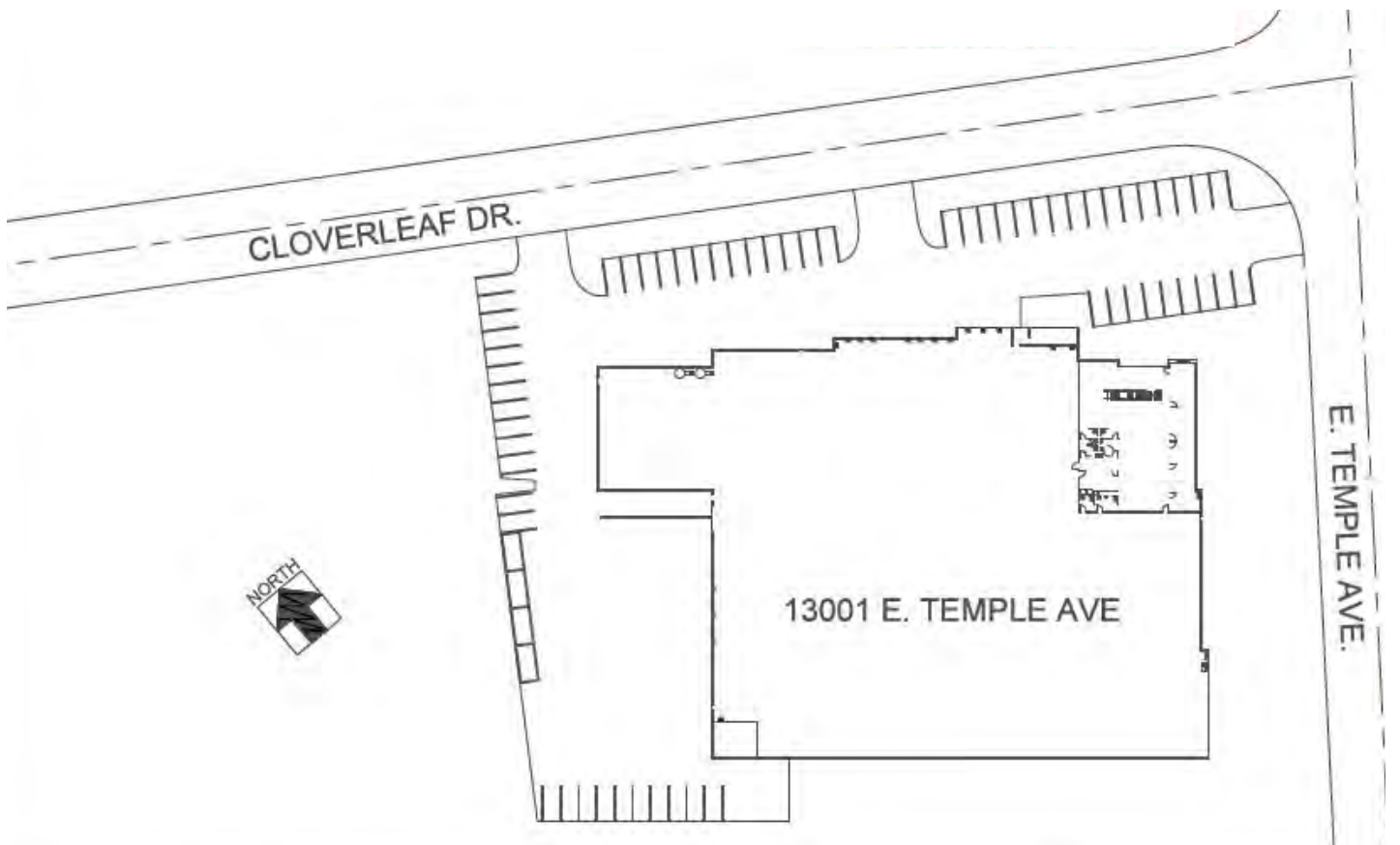
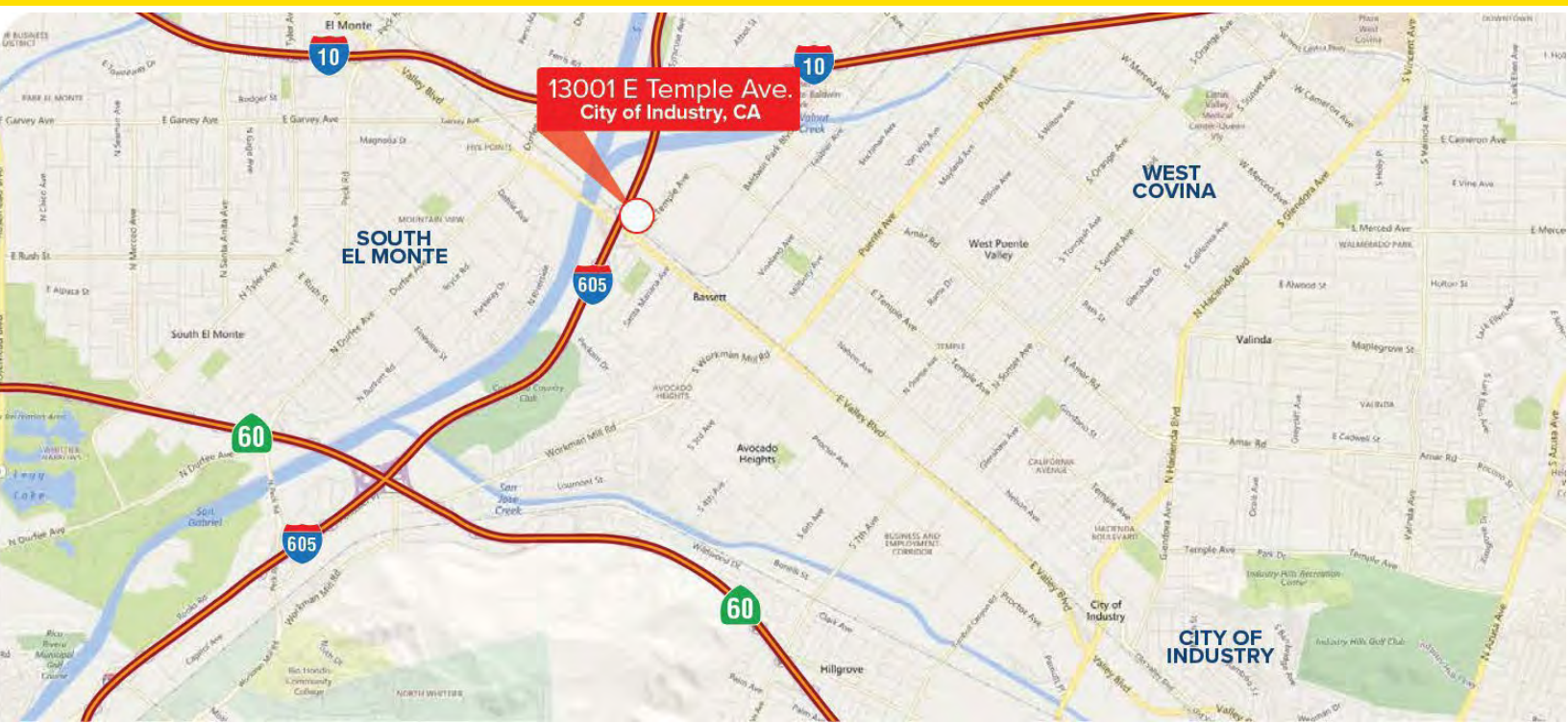
## KEY HIGHLIGHTS

- State-of-the Art Building Construction
- Turn-key Warehouse Building With Extremely High Image Office Build
- Available Material Handling Equipment
- In Place Narrow Aisle Warehouse Racks Can Remain
- Elegant, Transitional, & Modern Office Space With Lots of Natural Light
- FF&E (Furniture) Will Remain
- Fully Fenced & Secured Yard
- Freeway Visible
- Immediate Access to 605 Freeway

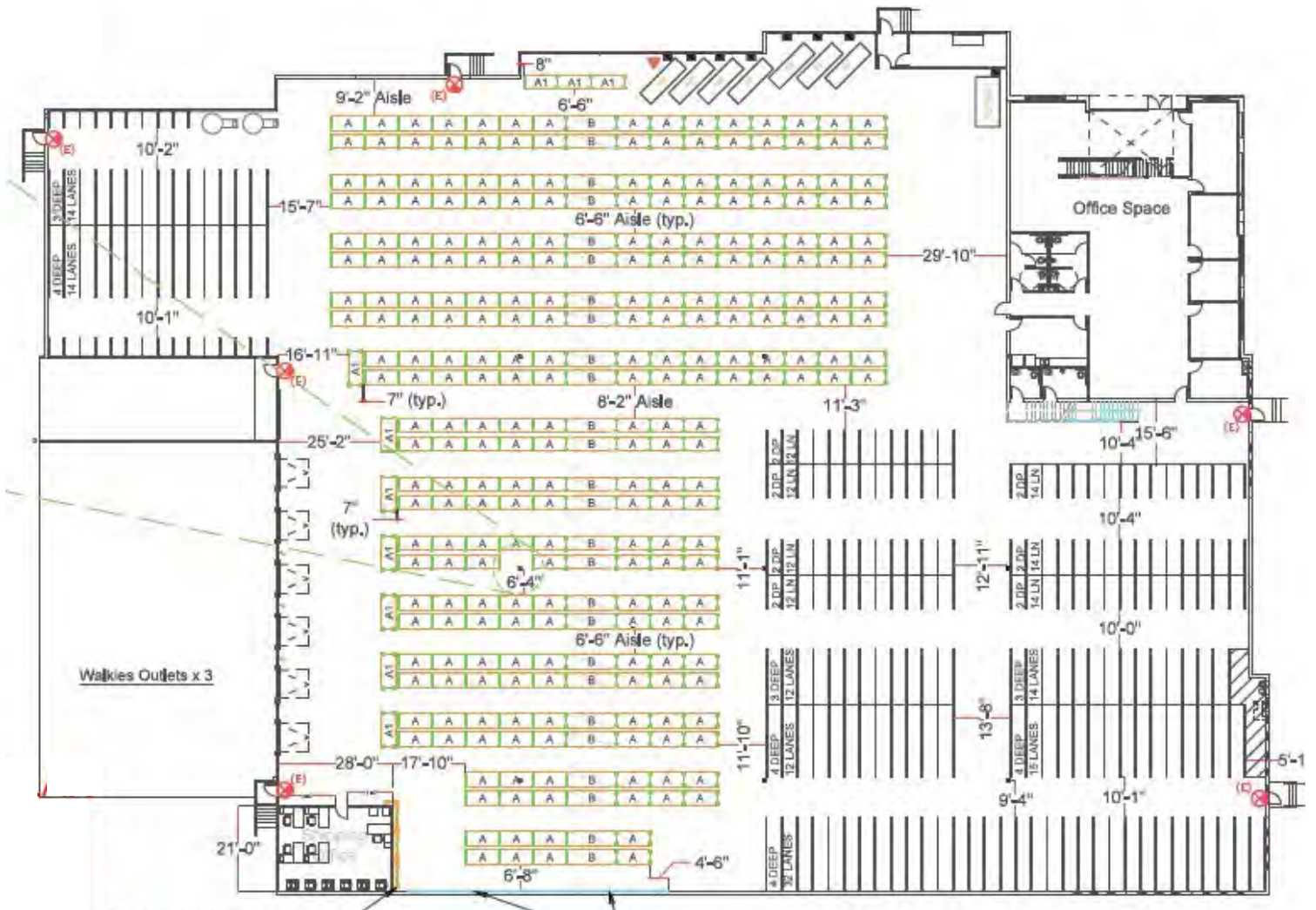
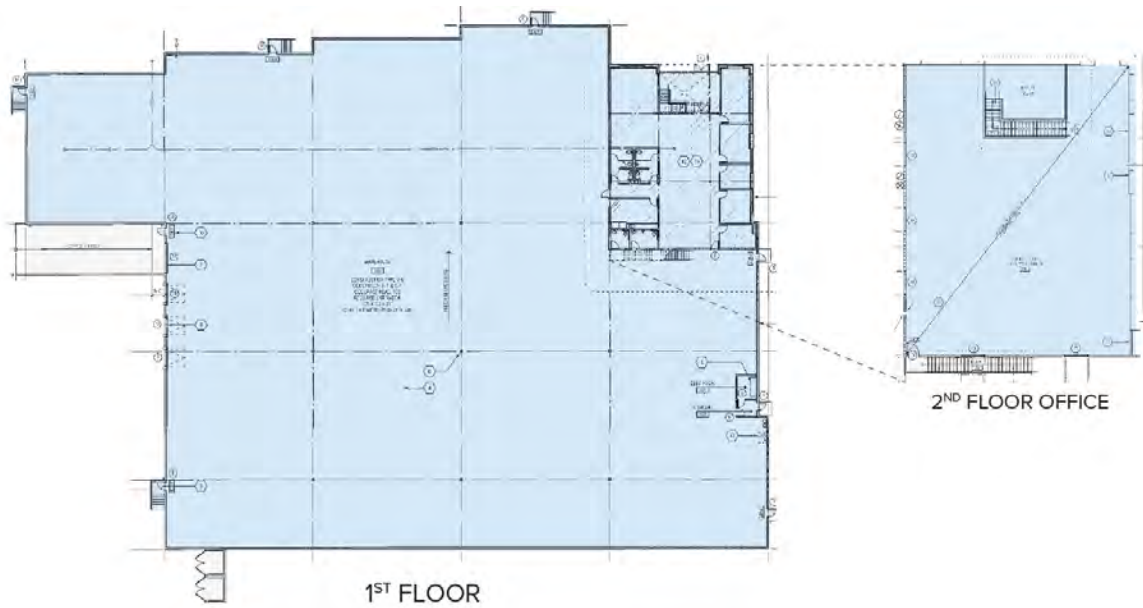




# Location & Site Plan



# Warehouse Floorplan



# Office Floorplans

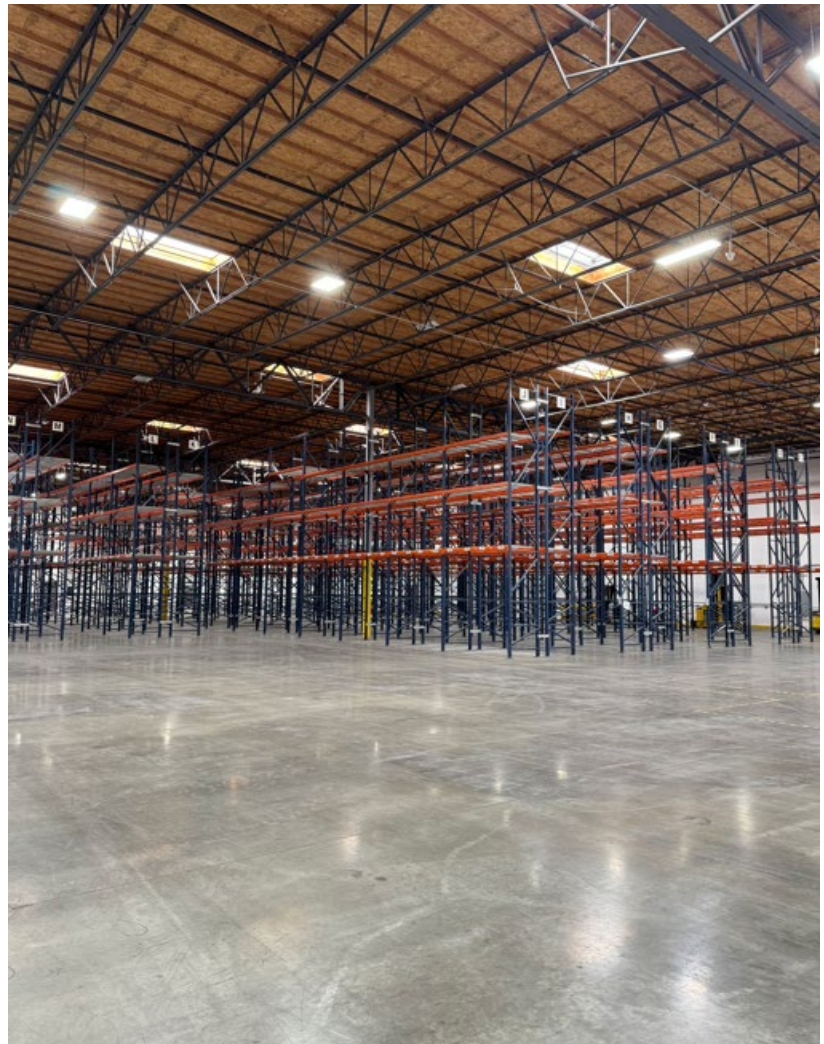
1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# Space Photos



# Office Photos



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