



# ± 80,191 SF For Lease

## 13290 E. Daum Drive

City of Industry, CA

# Property Features

**13290 E. Daum Dr, City of Industry, CA**

## Highlights

- Freestanding building / fenced secure yard
- Possible R&D facility with several well-appointed lab areas
- Suitable for Class-V commodity manufacturing and storage (Tenant to verify)
- In-rack fire suppression system in place
- Floor drains with clarifier
- 2-ton bridge crane
- Easy access to I-10 & 605 Freeways / centrally located

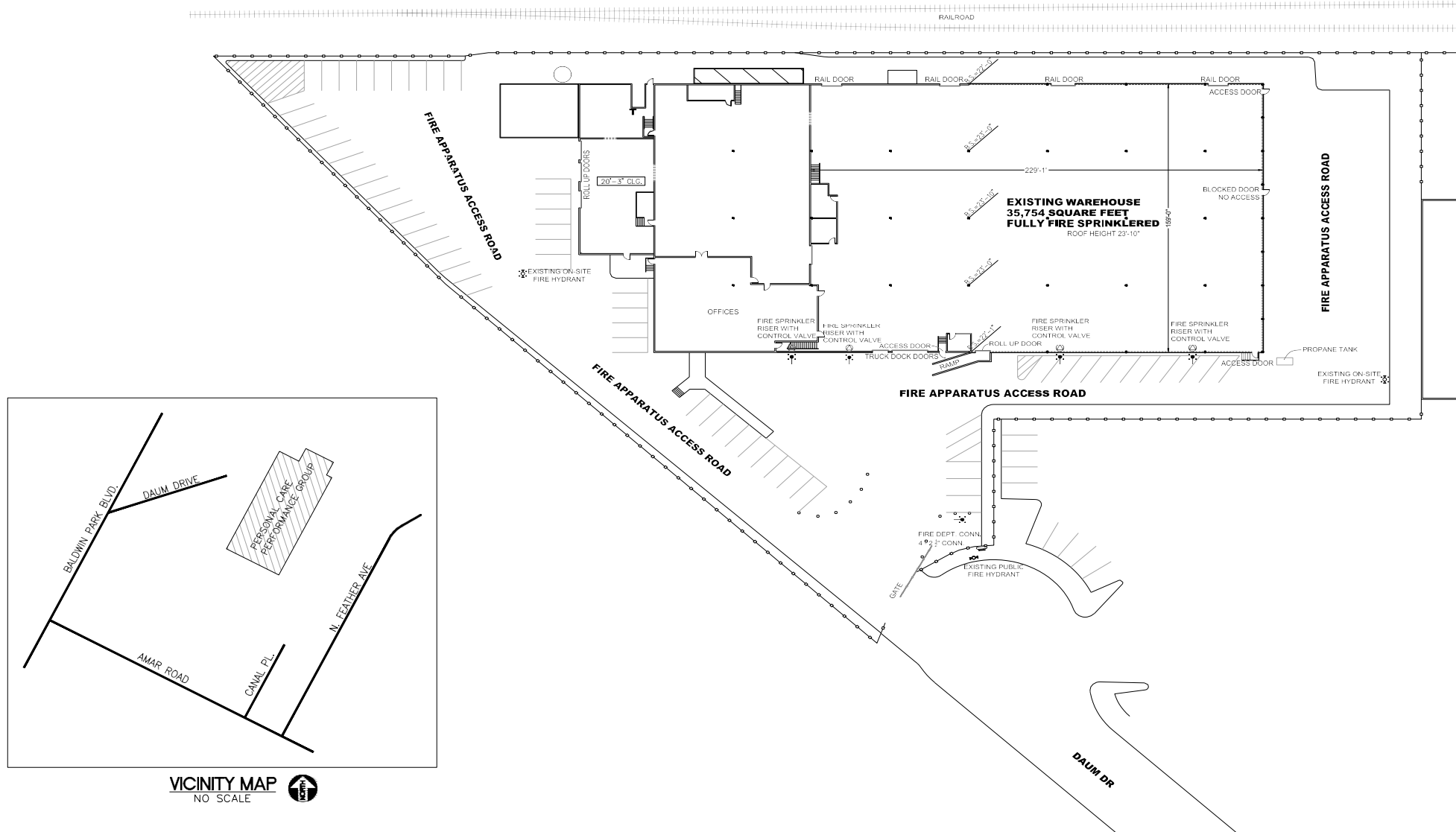


## Property information

<b>Building</b>	± 80,191 SF
<b>Office</b>	± 21,210SF
<b>Mezzanine</b>	± 10,605 SF
<b>Dock Doors</b>	Four (4)
<b>Grade Level Ramps</b>	Two (2)
<b>Clear Height</b>	22'
<b>Auto Parking</b>	(58) auto parking spots (2) handicap parking spots
<b>Power</b>	2,000 Amps
<b>Fire-Sprinkler</b>	.60/6000 GPM

# Site Plan

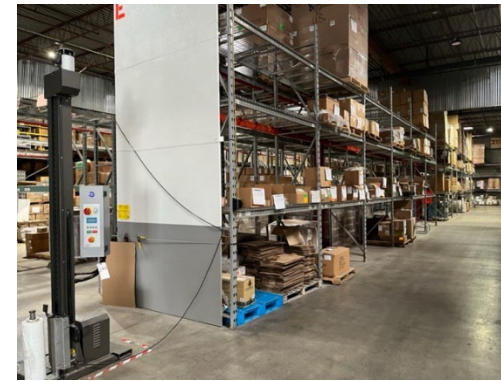
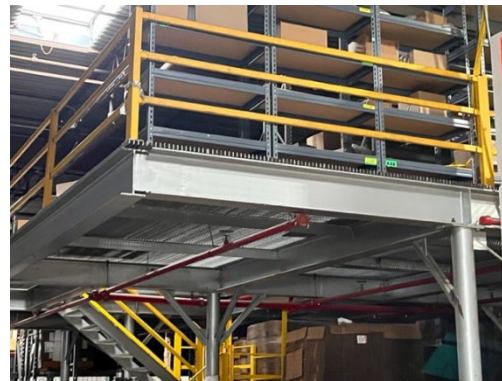
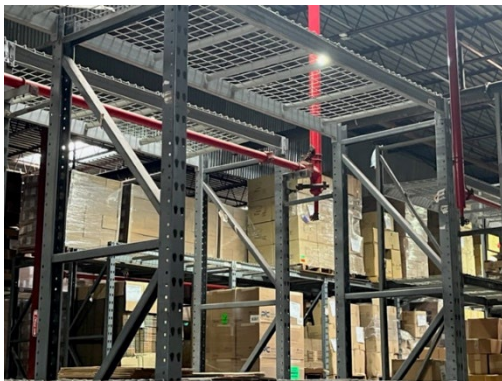
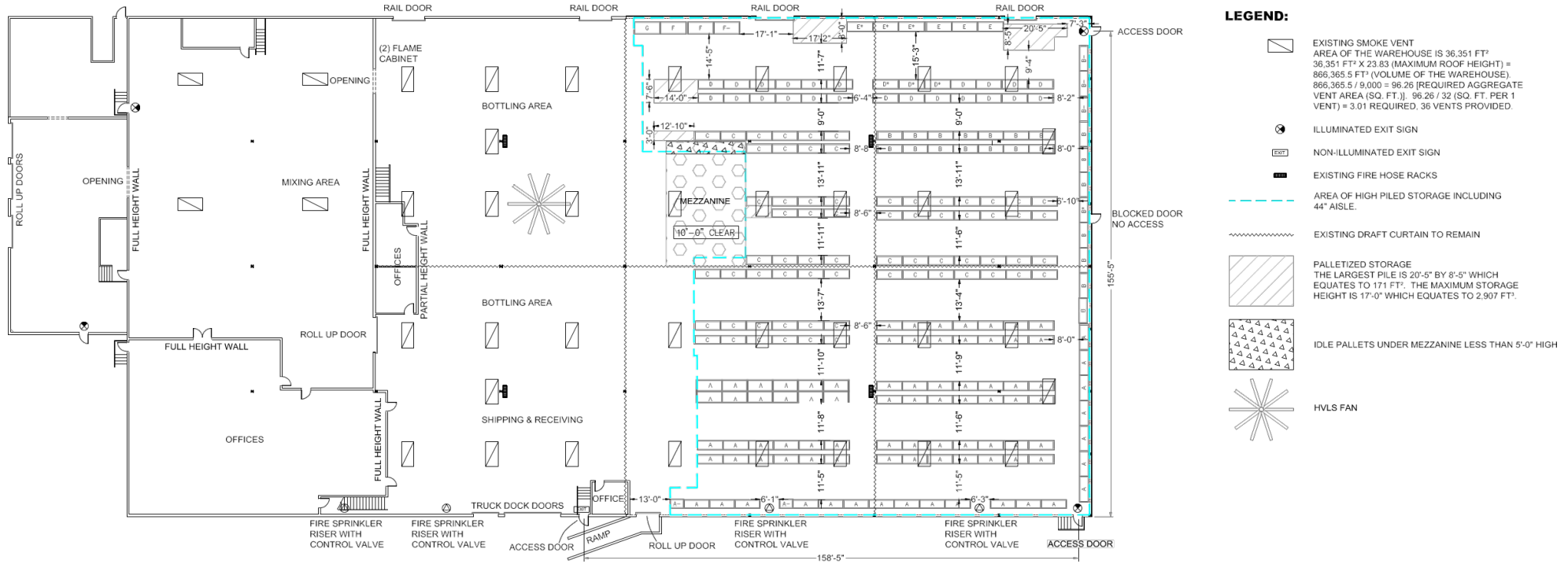
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# High Pile Storage Plan

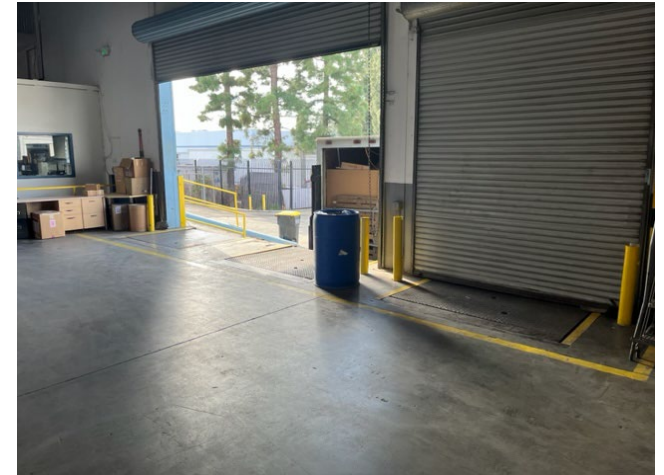
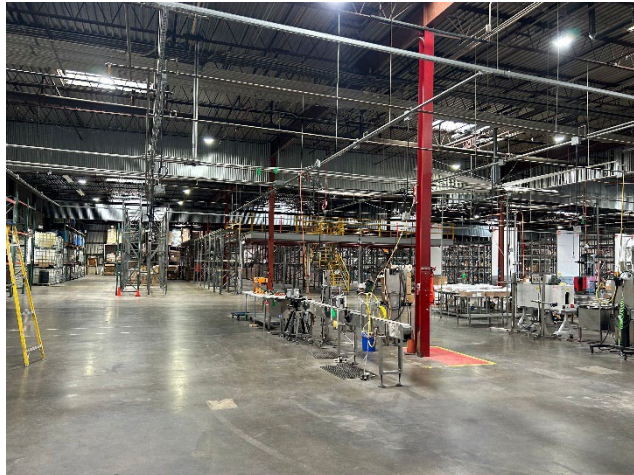
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# Property Photos

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**Jon Reno** SIOR, CCIM

Managing Director  
+1 213 271 1508  
[jon.reno@jll.com](mailto:jon.reno@jll.com)  
License #01277642



**Mark Vanis**

Managing Director  
+1 213 239 5908  
[mark.vanis@jll.com](mailto:mark.vanis@jll.com)  
License #01305617



**Trevor Gale** SIOR

Managing Director  
+1 213 239 6256  
[trevor.gale@jll.com](mailto:trevor.gale@jll.com)  
License #01452957



**Sage Segal**

Senior Associate  
+1 213 239 6078  
[sage.segal@jll.com](mailto:sage.segal@jll.com)  
License #02099925



**Rustin Mork**

Managing Director  
+1 213 509 4251  
[Rustin.mork@jll.com](mailto:Rustin.mork@jll.com)  
License #01448642



**Danny Reaume**

Managing Director  
+1 626 825 0824  
[Danny.reaume@jll.com](mailto:Danny.reaume@jll.com)  
License #01901656

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