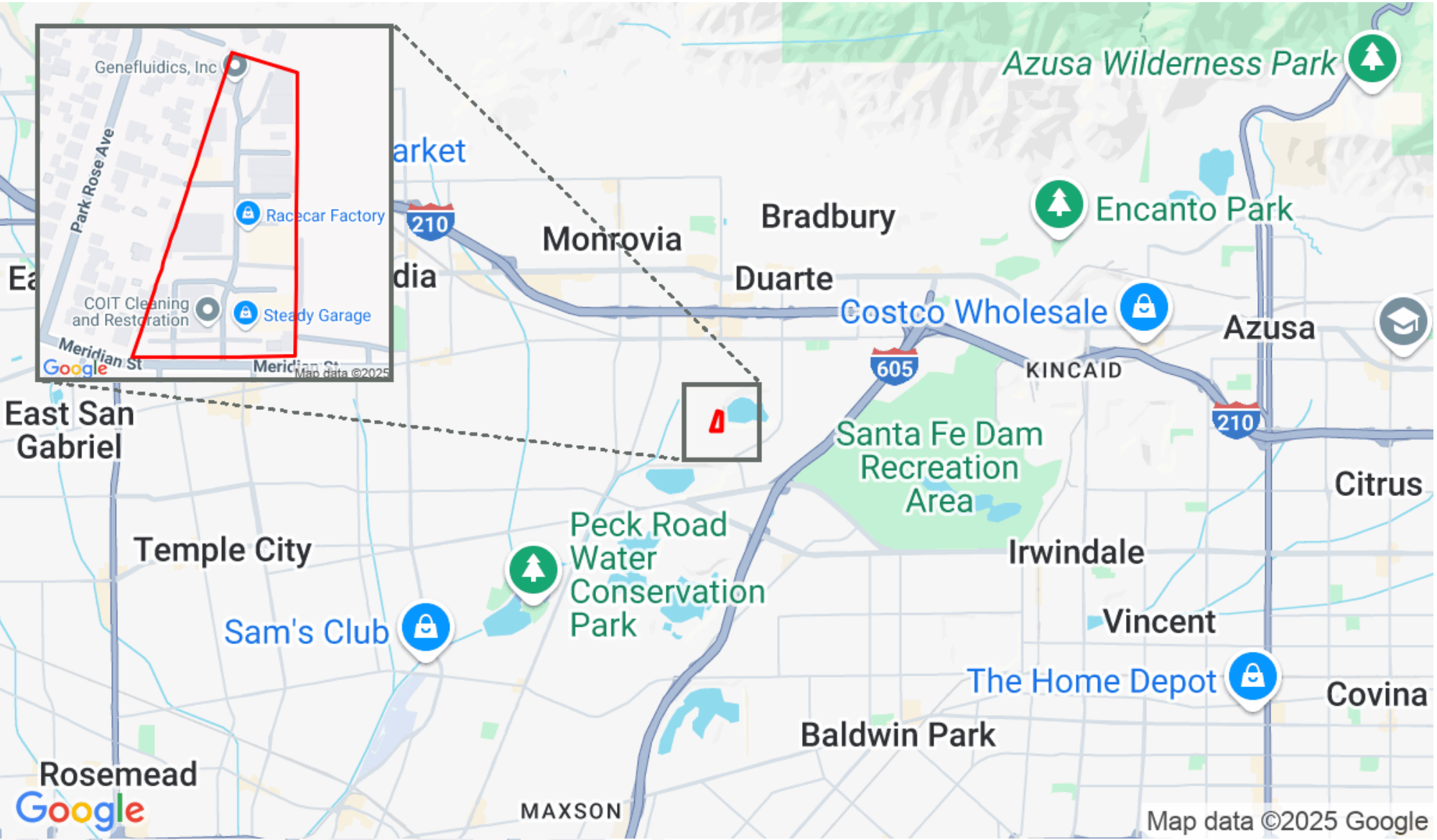


845 Meridian St



Henry Loh
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Available SF 6,000 SF

Industrial Condo For Lease

Building Size 6,000 SF



Address: 845 Meridian Street, Duarte, CA 91010

Cross Streets: Mountain Ave/Meridian St

6,000 Square Feet Stand-Alone Industrial R&D Warehouse building located in City of Duarte. Building was ISO certified as a medical device manufacturing facility with expanded air conditioned clean room, Laboratory Rooms, Conference room, warehouse area and a Mezzanine. Two ground level doors, Fenced yard, 12 parking spaces. Easy access to 10, 605, 210 Freeway. Minutes away from City Of Hope Medical Center.

Lease Rate/Mo: \$9,900
Lease Rate/SF: \$19.80 Annual/SF
Lease Type: Modified Gross
Available SF: 6,000 SF
Minimum SF: 6,000 SF
Prop Lot Size: 5.81 Ac / 252,953 SF
Term:
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced
Zoning: M2

Listing #: 688d58ce81cab31d8a9d9608

Sprinklered:
Clear Height: 15'
GL Doors/Dim: 2
DH Doors/Dim:
A: 400 V: 208 O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1988

Whse HVAC:
Parking Spaces: 12 / **Ratio:** 2.0:1/
Rail Service: No
Specific Use: Light Industrial

Listing Date: 08/01/2025

Office SF / #: 5,260 SF / 4
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz:
Include In Available:
Unfinished Mezz:
Include In Available:
Possession:
Vacant: Yes
To Show: Call broker
Market/Submarket: 210 Corridor
APN#: 8531031033



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