



Henry Loh
henryloh2000@aol.com
626-975-8702

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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	Sprinklered:		Office SF / #:	5,260 SF / 4
Lease Rate/SF:	\$19.80 Annual/SF	Clear Height:	15'	Restrooms:	2
Lease Type:	Modified Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	6,000 SF	DH Doors/Dim:		Finished Ofc Mezz:	
Minimum SF:	6,000 SF	A: 400 V: 208 O: W:		Include In Available:	
Prop Lot Size:	5.81 Ac / 252,953 SF	Construction Type:	TIILT UP	Unfinished Mezz:	
Term:		Const Status/Year Blt:	Existing / 1988	Include In Available:	
Sale Price:	NFS	Whse HVAC:		Possession:	
Sale Price/SF:	NFS	Parking Spaces:	12	Vacant:	Yes
Taxes:		/ Ratio:	2.0:1/	To Show:	Call broker
Yard:	Fenced	Rail Service:	No	Market/Submarket:	210 Corridor
Zoning:	M2	Specific Use:	Light Industrial	APN#:	8531031033
Listing #:	688d58ce81cab31d8a9d9608	Listing Date:	08/01/2025		



Henry Loh
henryloh2000@aol.com
626-975-8702

AIRCRE Powered by **MOODY'S**