

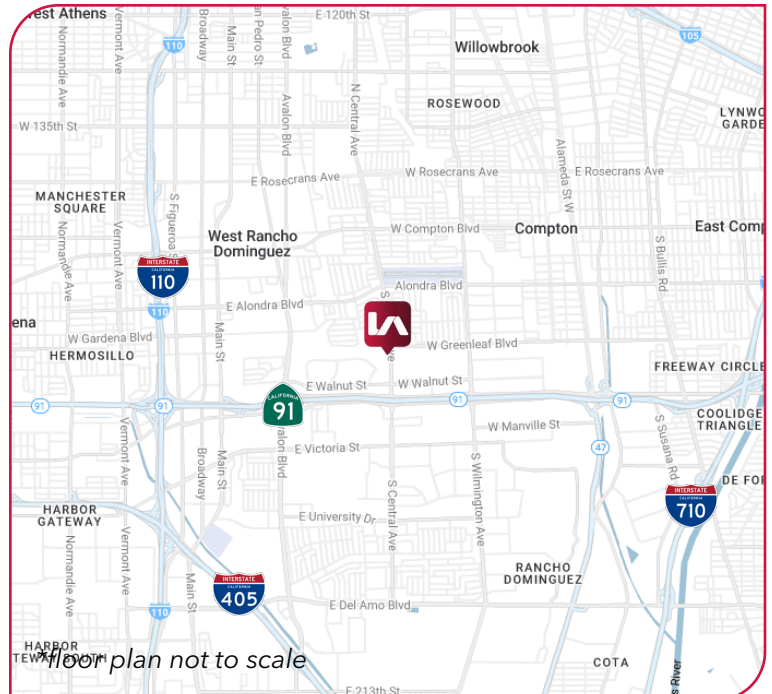


PRICING BREAKDOWN

Available Space	±10,585 - 12,690 SF
Land Size	POL
Lease Rate / SF	\$1.21 - \$1.26 NNN
OPEX / SF	\$0.54

PROPERTY DETAILS

- Ample Yard for Container and Truck Parking
- Excellent Truck Turning Radius
- 20' Warehouse Clearance
- Secure and Gated Industrial Park
- Centrally Located to 91, 110, 405, and 710 Freeways



floor plan not to scale

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

GAREN RAMYAN

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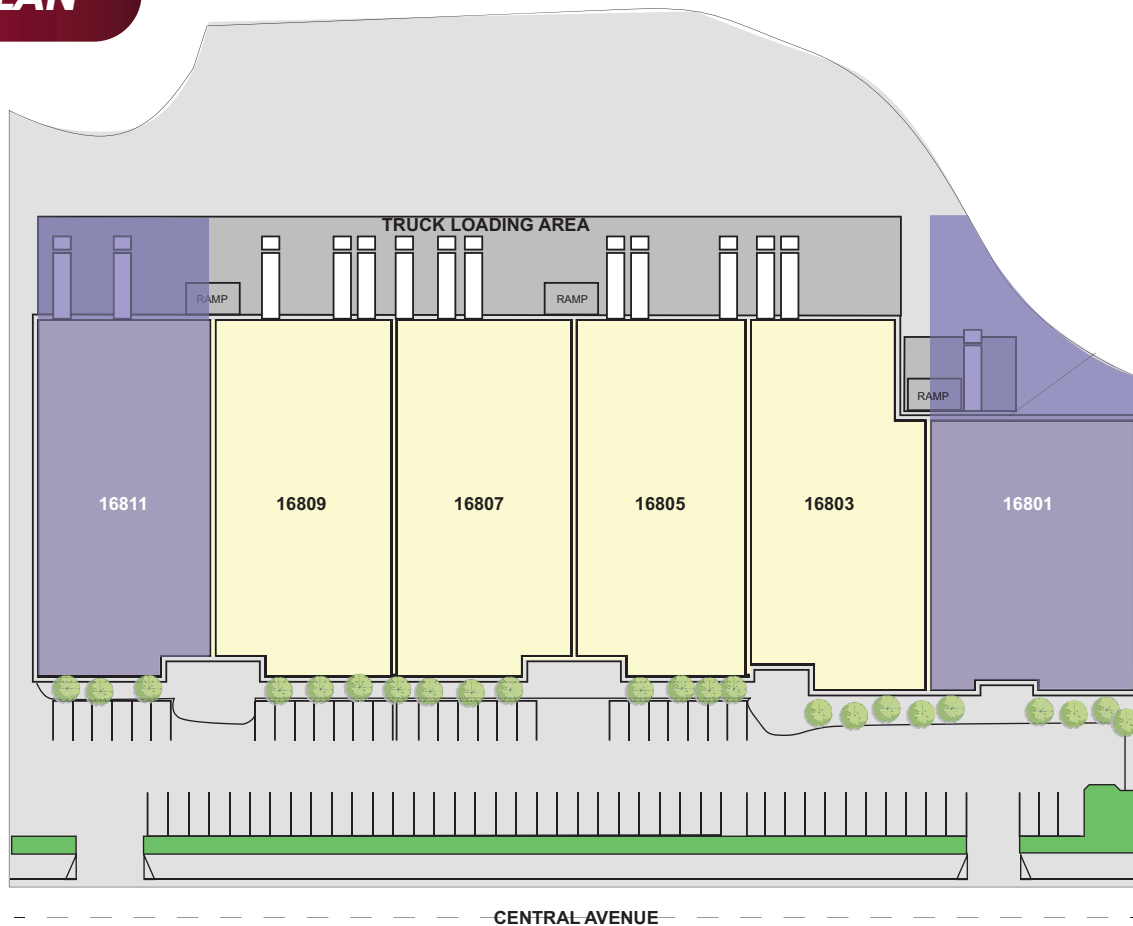
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AVAILABILITY

UNIT	AREA	RATE / SF	DESCRIPTION
16801	±10,585 SF	\$1.21 NNN + \$0.54 Opex	<ul style="list-style-type: none"> ±1,570 SF Office Entire Property Newly Refurbished 1 Dock Position, 1 Drive-In Door
16811	±12,690 SF	\$1.26 NNN + \$0.54 Opex	<ul style="list-style-type: none"> ±1,100 SF Office Entire Property Newly Refurbished 2 Dock Positions, 1 Drive-In Door

SITE PLAN



This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

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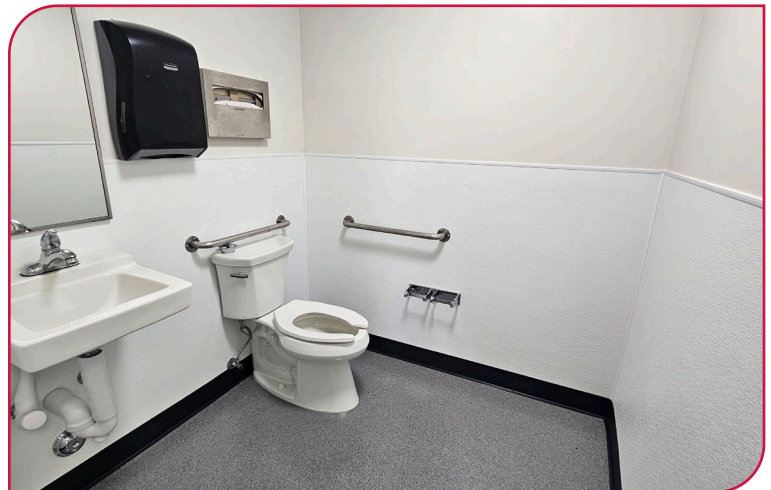
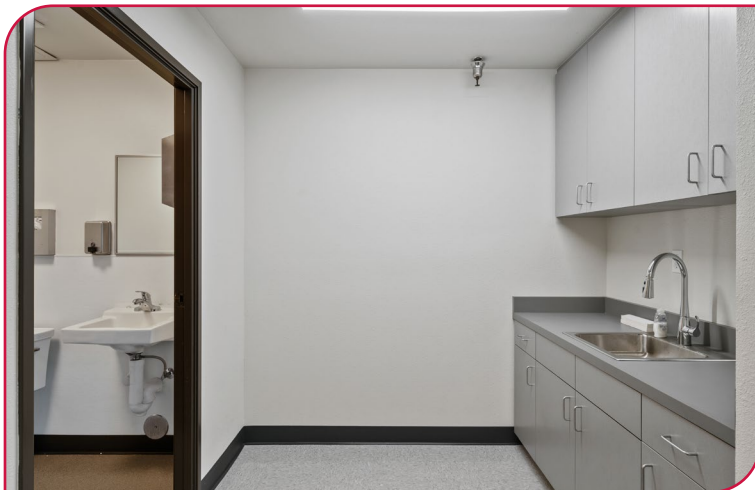
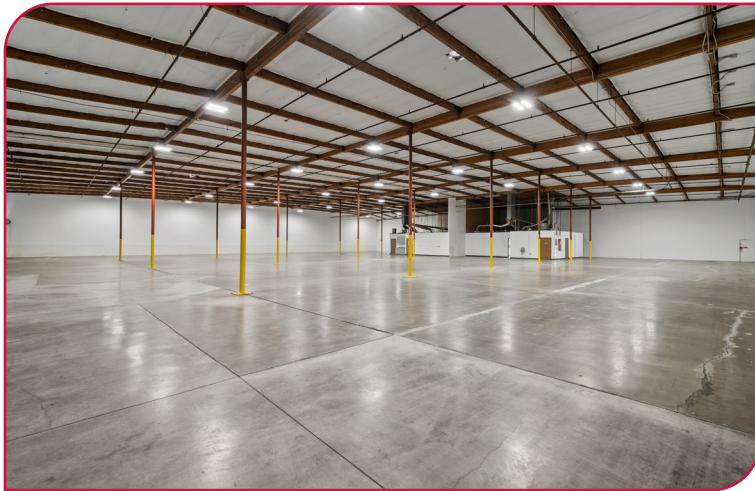
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