

**Tenant Incentive – One Month of Free
Base Rent / Year of Lease and Term**

Available Unit
± 10,475 sf

Highland Industrial Center
Outstanding Duarte Location
Dock High Loading
Immediate Access to (210) & (605)



INDUSTRIAL UNITS - FOR LEASE

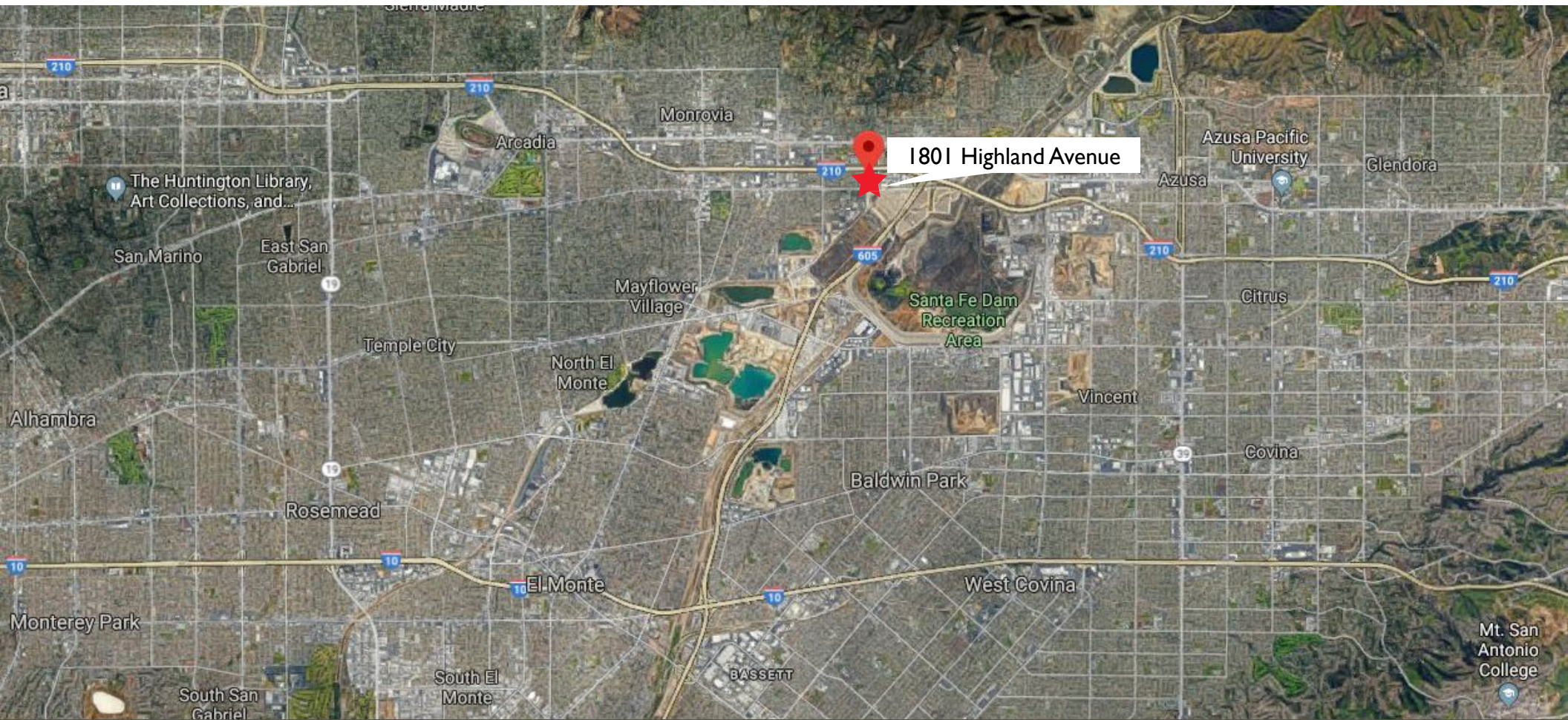
HIGHLAND INDUSTRIAL CENTER

1801 Highland Avenue | Duarte, CA



PROPERTY FEATURES

1801 Highland Avenue



PROPERTY HIGHLIGHTS

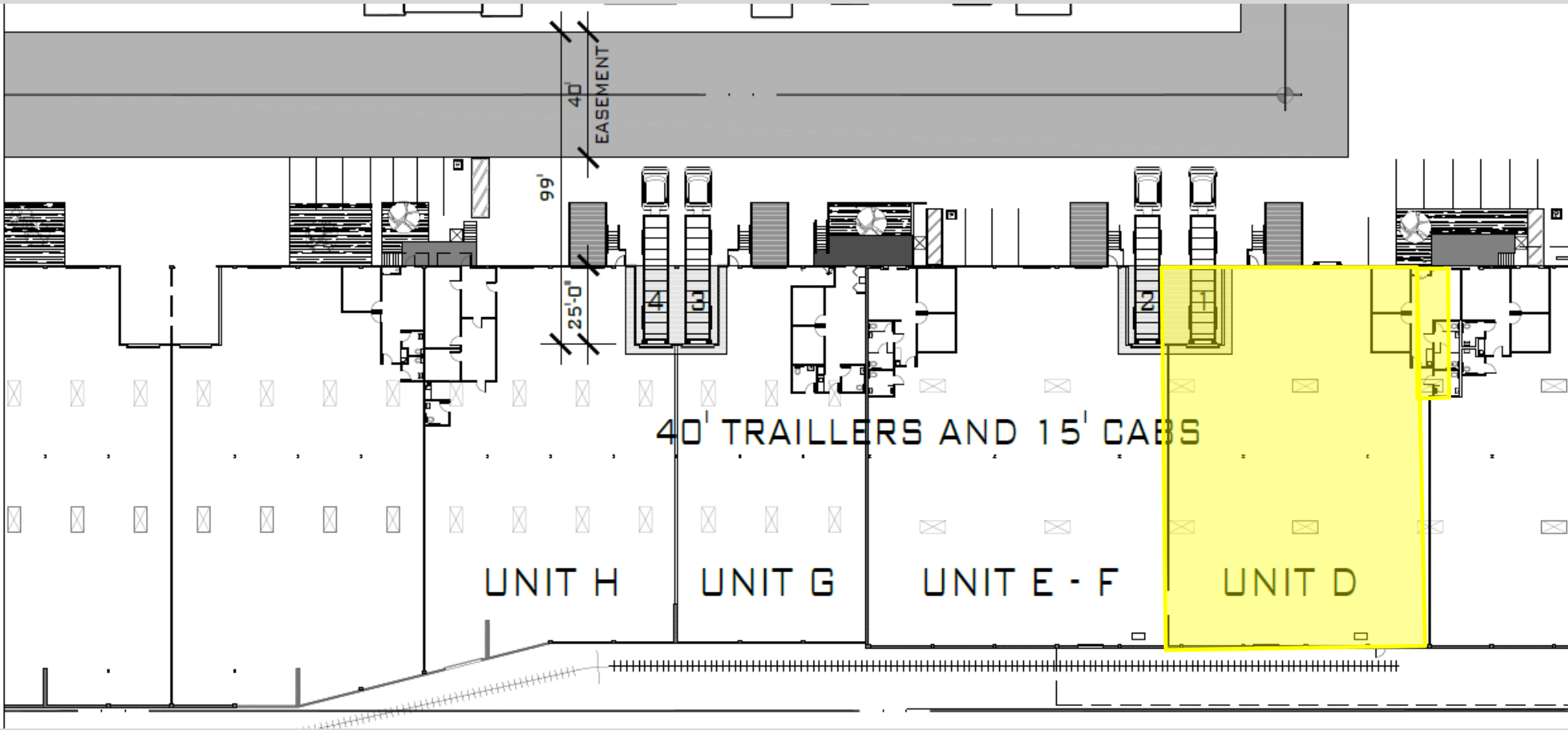
- Outstanding Duarte Location
- Immediate (210) & (605) Access
- Institutionally Managed Business Park
- Dock High Loaded Units
- 16-22' Minimum Clear Height
- Calculated Sprinkler System (.33/3000)
- Newly Refurbished Offices
- Low CAM Fees

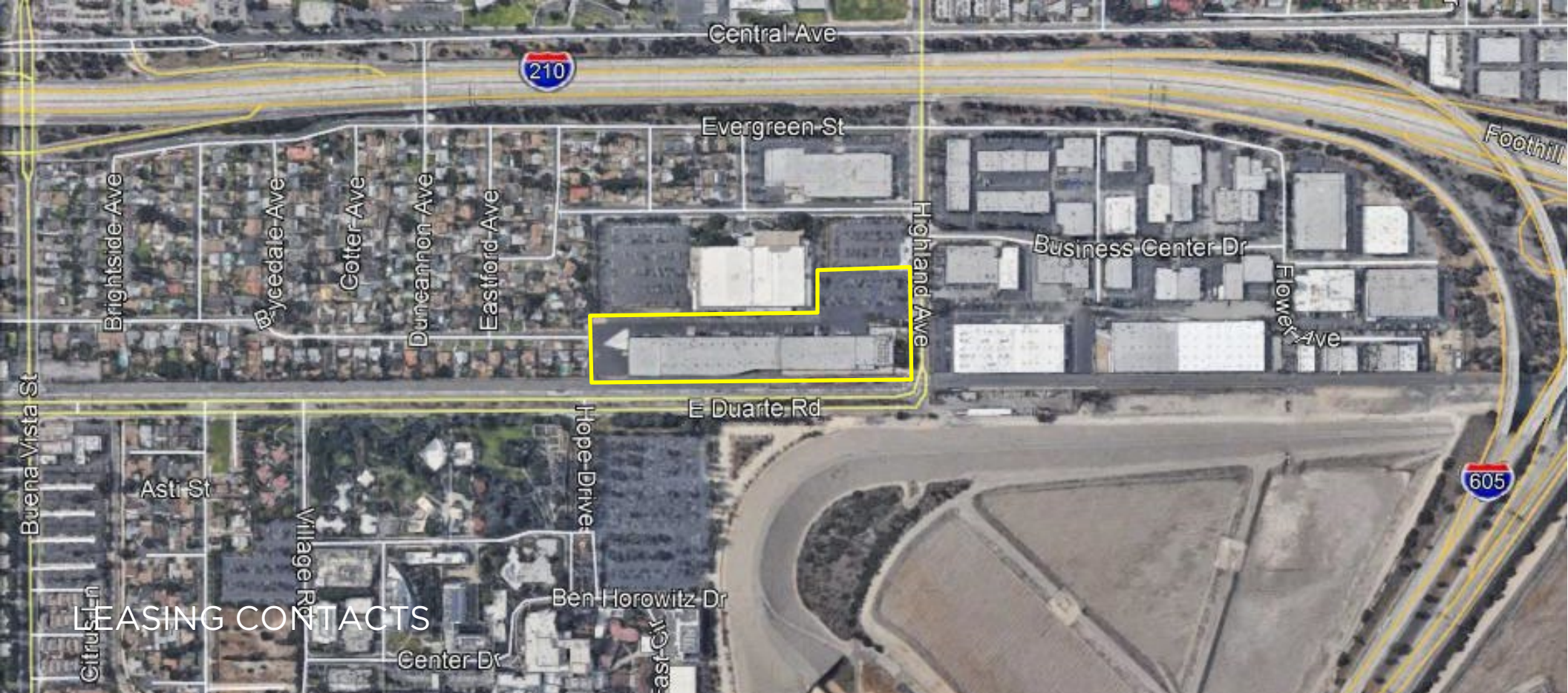
AVAILABLE UNITS

UNIT	SIZE	OFFICE	LOADING	AVAILABLE	PRICE
1801 D	10,475SF	883SF	1 DH, 1GL	NOW	\$1.35 IG

HIGHLAND BUSINESS CENTER PLAN

1801 Highland Avenue





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