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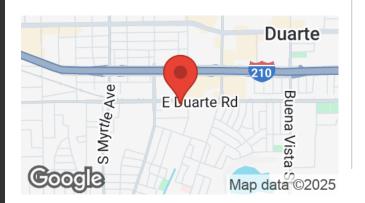
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PROPERTY DESCRIPTION

This versatile industrial building offers a high warehouse-to-office ratio, a secure fenced yard, and convenient client and employee parking in the front lot. Three grade-level doors—two in the fenced yard and one in front—support efficient operations with separate shipping and receiving areas and dual driveway access. Strategically positioned just south of the 210 Freeway and Metro Station, the property provides excellent accessibility throughout the San Gabriel Valley.

CIBA REAL ESTATE #1198019



SUMMARY

Sale Price: \$2,750,000

Lease Rate: \$1.75 MG

Lease Term: 3-5 Years

Building SF: 6,100

Lot Size: 24,976 SF

Grade Doors: 3

Clear Height: 18'

Power: TBD

Yard: Yes, Fenced

Column Space: Clear Span

Occupancy: Single

Year Built: 1983

Zoning: Business Enterprise