

Manufacturing Office Building For Sublease



708 S. Palm Ave., Alhambra, Ca, 91803

PROPERTY FEATURES:

- * Building Square Footage: 13,195 sqft.
- * Clean Room:
 - a) West Lab Class 10,000 approx 1430 sqft
 - b) Middle Lab Class 100,000 approx. 2,145 sqft
 - c) East Lab Class 100,000 approx 1,330 sqft
- * Conference Room: Yes
- * Private Offices: Yes, Cubicles: Yes, Open Floor Break Room: Yes

FOR MORE INFORMATION, PLEASE CONTACT:

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This building features three ready-to-use cleanrooms, each connected to a liquid nitrogen tank, making it ideal for specialized industries. In excellent, move-in ready condition, the two-story facility has been recently renovated to include multiple conference rooms, an open floor break room, and several private offices. The space is versatile and can support various industries such as aerospace, biotech, pharmaceuticals, electronics, optics, photonics, medical devices, life sciences, labs, and R&D activities. Additionally, the building can be combined with an extra space at 2001 Chestnut St., Alhambra, CA 91803, offering up to 11,758 sqft of total space, within walking distance on the same campus.

Previously occupied by a leading provider of advanced inertial navigation products, the facility supported the aerospace, defense, commercial, and industrial markets. Strategically located near transportation hubs, business districts, and the industrial zones of Los Angeles and the San Gabriel Valley, the building also offers ample surface parking. Please note, the lease rate does not include nitrogen expenses, utilities, property expenses, or building services.

* **All information is deemed reliable, but is not guarantee** *