

**Available**

# *Industrial Units For Lease*

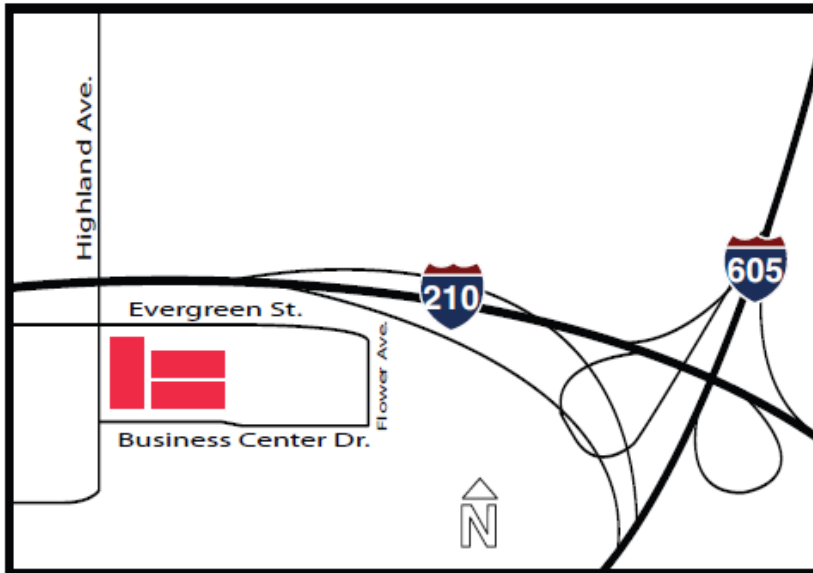
**Industrial / Office Units**



**Lewis Business Park • Duarte, California 91010**

## **Features**

- Convenient location off the 210 Freeway
- Freeway Visibility
- Minutes from Pasadena at half the rent
- Ideal for office, warehouse, distribution, light manufacturing and R&D uses
- High quality business park environment
- Generous on-site parking
- Nearby amenities include Staples, Costco, Best Buy and many restaurants



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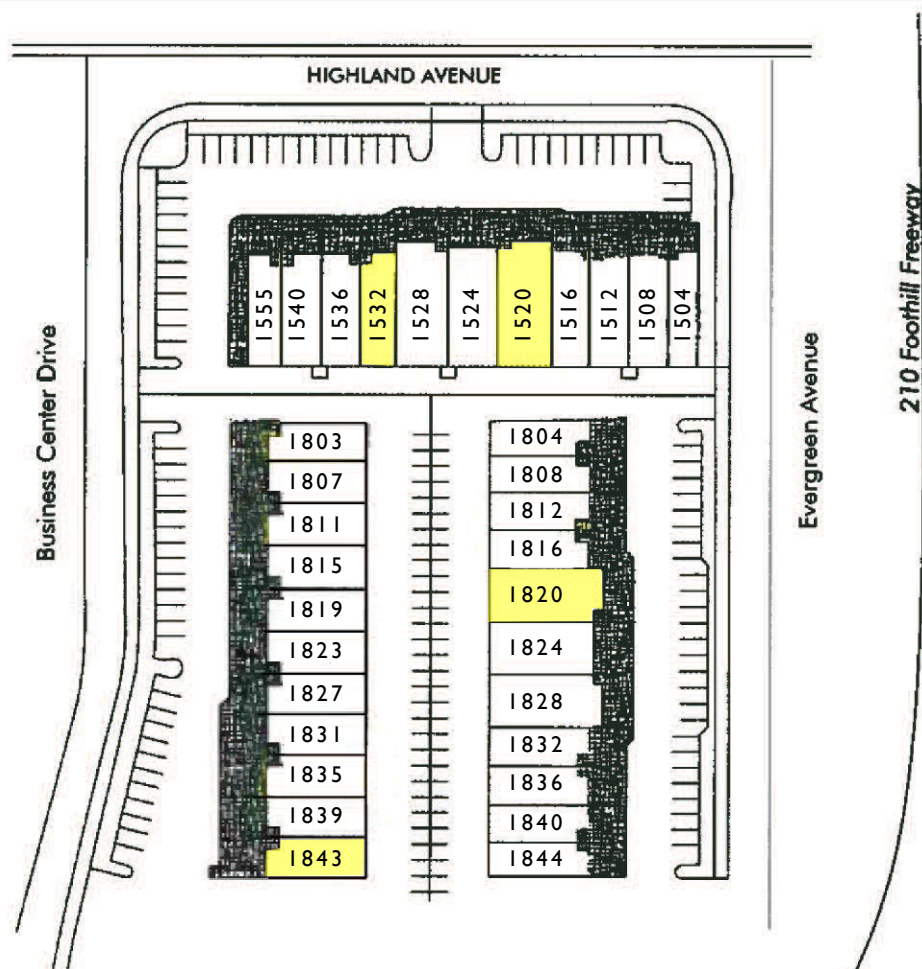
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# Industrial Units For Lease

## Lewis Business Park

## Industrial / Office Units



### AVAILABLE SPACE

| ADDRESS                  | SQ. FT.   | OFFICE BUILDOUT | CLEARANCE | RENTAL RATE   | COMMENTS               |
|--------------------------|-----------|-----------------|-----------|---------------|------------------------|
| 1820 Evergreen St.       | ±2,230 SF | ±500 SF         | 14' Clear | \$1.60 MG psf | Available Immediately  |
| 1520 Highland Ave.       | ±2,434 SF | 400 SF          | 14' Clear | \$1.60 MG psf | Available Immediately  |
| 1532 Highland Ave.       | ±1,770 SF | 400 SF          | 14' Clear | \$1.60 MG psf | Rear Loading Warehouse |
| 1843 Business Center Dr. | ±1,872 SF | 400 SF          | 14' Clear | \$1.60 MG psf | Corner Unit            |

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