

295 N WILLOW AVE



# FOR LEASE

*±28,000 SF Facility Available  
for Lease in the City of Industry*

295 N WILLOW AVE, CITY OF INDUSTRY, CA 91746



±28,000 SF  
WAREHOUSE/  
DISTRIBUTION AREA



3 DOOR  
HEIGHT  
LOADING



I-60 & I-605  
FWY ACCESS



22' CLEAR  
HEIGHT

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KIDDER.COM

**km** Kidder  
Mathews

# HIGHLY- ACCESSIBLE LOCATION

Three (3) dock high positions

22' clearance

TBD of office space available

Sprinklered

CTU construction

Large truck court and abundant parking

Rail service possible

Lease rate is \$38,360/mo (\$1.37 PSF)

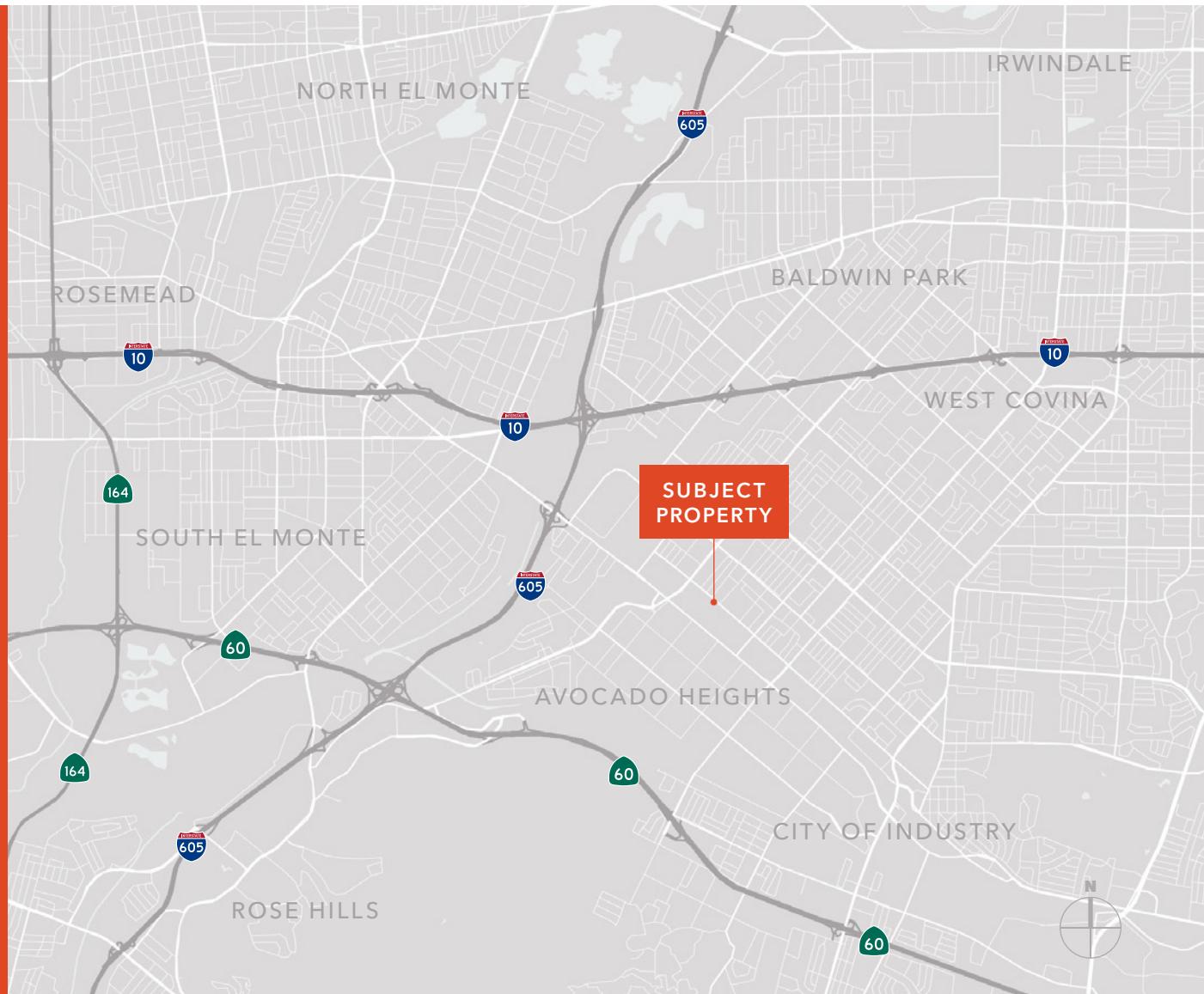
CAM is \$2,121/mo (\$0.08 PSF)

5 MIN

TO INTERSTATE 605

7 MIN

TO INTERSTATE 60



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**km** Kidder Mathews