

# ±31,917 For Sale or Lease High Profile Industrial Building

1751 Yeager Avenue | La Verne, California

**MAJOR PRICE REDUCTION!  
NOW \$297 PSF**



## Features:

- High Profile Freestanding Industrial Building
- Within the Prestigious San Polo La Verne Business Park
- ±5,883 SF Two Story Office Space
- ±2,910 SF A/C R&D/Assembly/Showroom Space
- ±6,117 SF of Bonus Storage Mezzanine
- 2 Truck Well Positions (24'x14' motorized door)
- 1 Ground Level Door (12'x12' motorized door)
- 24' Clear Height
- Fenced Yard w/ Motorized Gate
- 43 Parking Stalls
- 400 Amps of 277/480 Volt Power
- Minutes from 10, 57, & 210 Freeways



To learn more, please contact:

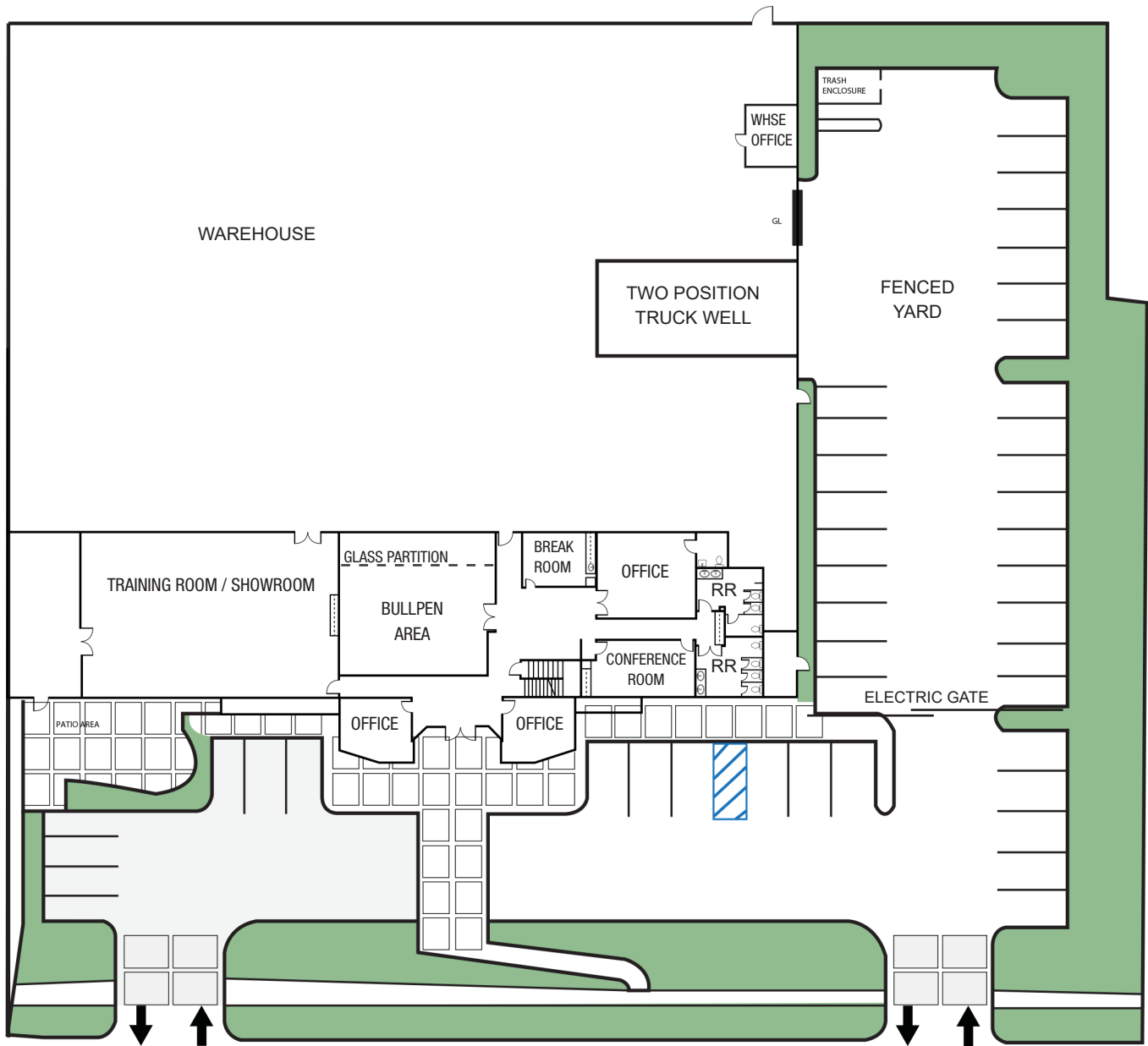
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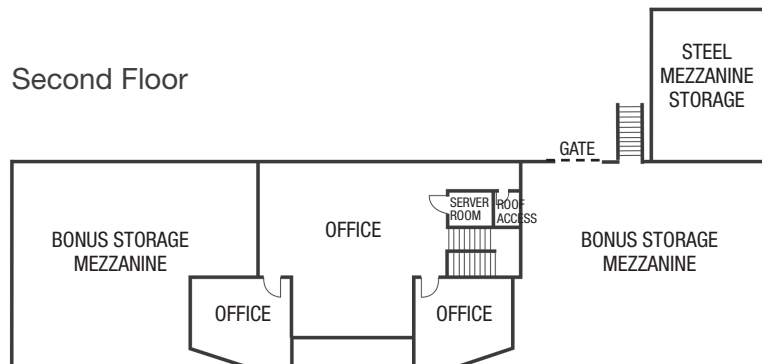
**NEWMARK**

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Second Floor



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