

FOR LEASE

**774 - 4,680 Square Feet
Industrial/Warehouse/Office**

La Verne Business Center



FEATURES:

- Bonus Private Storage Yards
- 18' Minimum Ceiling Clearance Height
- 10' x 12' Ground Level Loading Doors
- Easy Access to the 10, 210, 57, 30 and 71 Freeways
- Minimum 100 Amp, 120/208 Volt, 3 Phase Power
- Office Equipped with Air Conditioning & Heating
- Foil Insulated Ceiling and Skylights in Warehouse
- Manufacturing, Distribution, Wholesale, Office, Storage, Professional, and Many Other Uses Permitted
- Professional Business Park Environment
- Quality La Verne Location
- Natural Gas Available

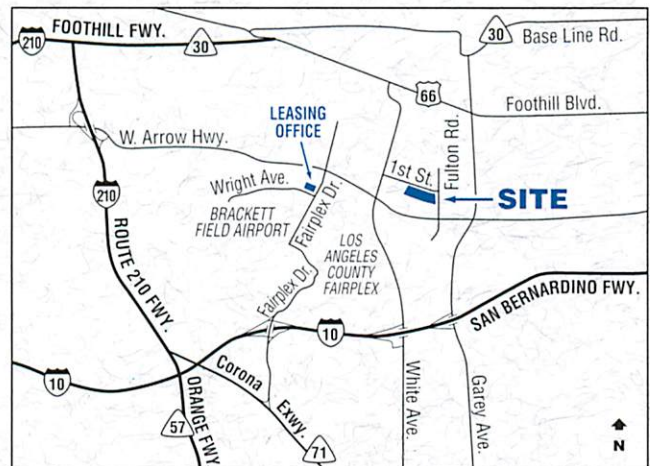
For Further Information, Contact:



METROVEST MANAGEMENT

Excellence in Business Park Property
Management, Since 1979

**2974 - 2988 First Street, La Verne, CA
(Corner of First Street & Fulton Avenue)**



See Reverse Side For Site Plan

PHONE (909) 593-2077

FAX (909) 593-6651

Leasing Office: 2125 Wright Avenue, Suite C-5
La Verne, California 91750

La Verne Business Center

FIRST STREET



Bonus Private Yard

SUITE SIZES	BONUS PRIVATE
BUILDING SQ. FT.*	YARD SQ. FT.**
774	-
1,179	540
1,560	540
1,950	540+

* Suites may be combined up to 4,680 square feet plus bonus private yards.

** Bonus private storage yards or outside work area adds additional 540 square feet.

*Measurements are approximations. Each unit may vary slightly. Epsilon Enterprises, Inc. doing business as Metrovest Management, General Partner for La Verne Business Center, A California Limited Partnership. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it.