

FOR LEASE ±15,400 SF INDUSTRIAL BUILDING



1855 BUSINESS CENTER DR | DUARTE, CA 91010



±15,400 SF | INDUSTRIAL BUILDING FOR LEASE

PROPERTY INFORMATION

BUILDING	±15,400 SF
OFFICE	±3,200 SF
LAND	±30,175 SF
CLEARANCE HEIGHT	18' Minimum Clearance
POWER	800A / 120-208V / 3P / 4W
GROUND LEVEL DOORS	1
LOADING DOCKS	1
YEAR BUILT	1979
PARKING SPACES	12
ZONING	DUM1*



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Prime Duarte Industrial Location



Newly Refurbished Office Space



Freestanding Warehouse with Loading Dock



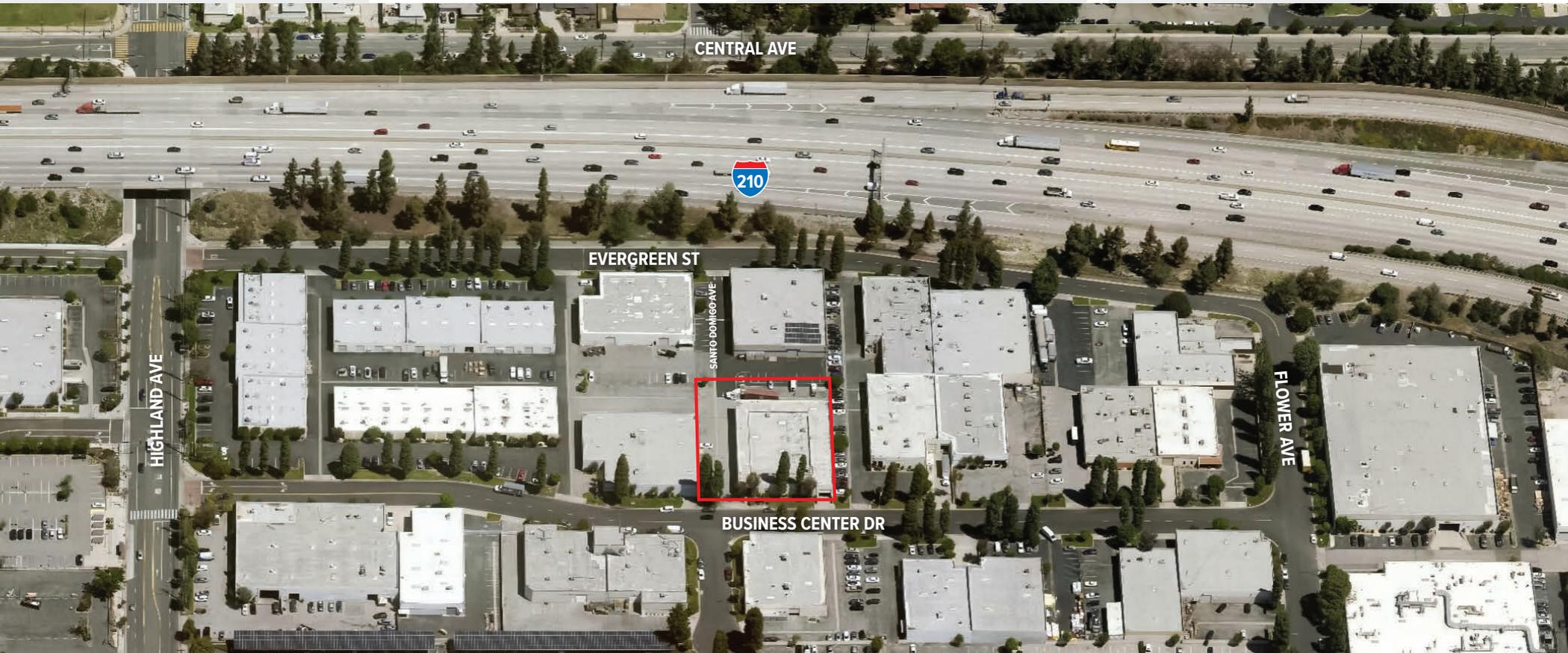
Excellent Access to the 210 & 605 Freeways



Located in an Established Business Park



Ideal for Distribution, Manufacturing, or Storage



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CENTRAL AVE



EVERGREEN ST

SANTO DOMINGO AVE

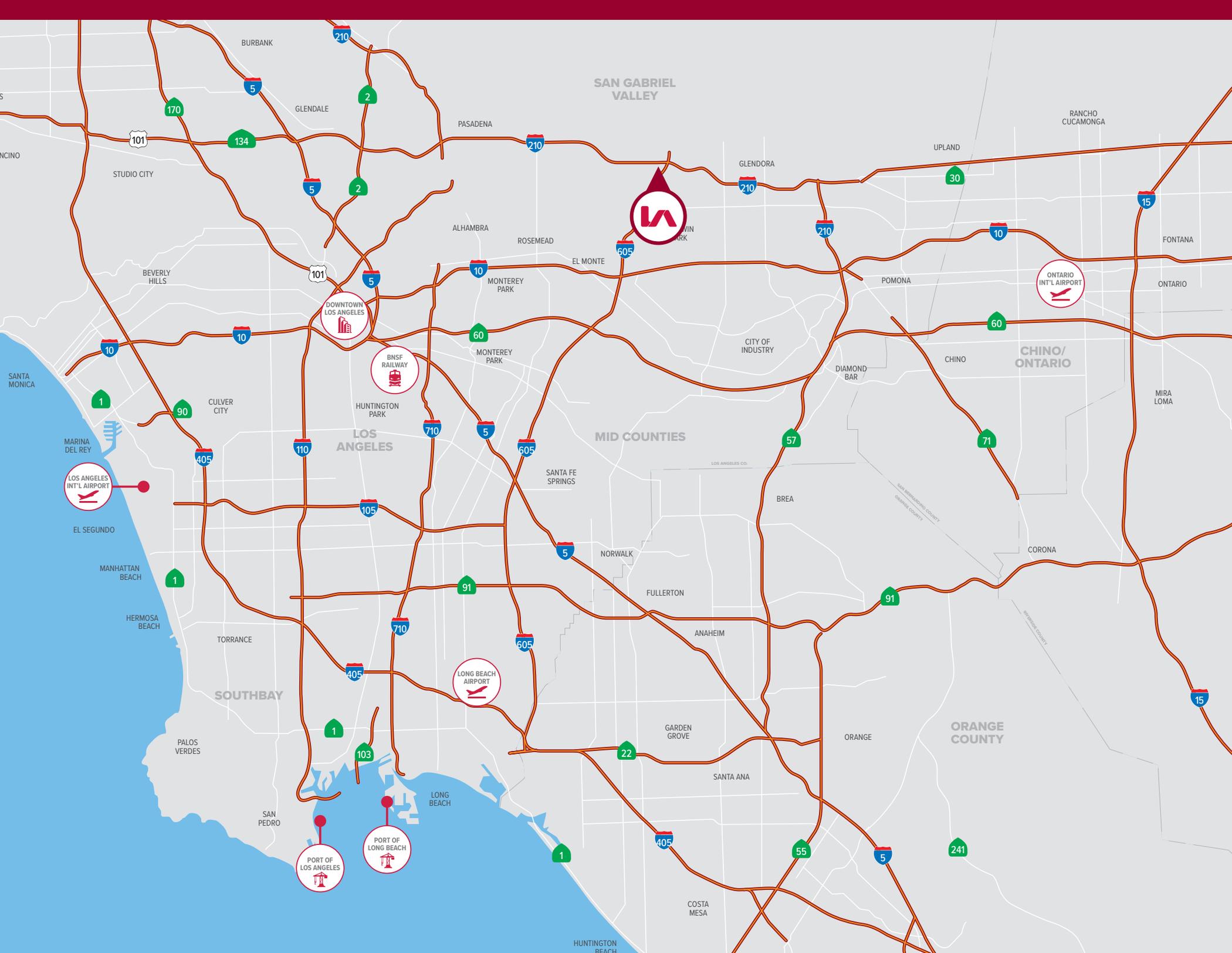


FLOWER AVE

BUSINESS CENTER DR

DATE ST

HIGHLAND AVE



SAN GABRIEL VALLEY

DOWNTOWN LOS ANGELES

MID COUNTIES

LOS ANGELES

CHINO/ONTARIO

SOUTHBAY

ORANGE COUNTY

LOS ANGELES INT'L AIRPORT

LONG BEACH AIRPORT

PORT OF LOS ANGELES

PORT OF LONG BEACH



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Buyer/Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer/Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer/Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer/Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies.

[SELL ONLY]: Seller to verify all tax implications of the sale with the accountant or attorney of their choice.

