

FOR LEASE
Unit B: 16,248 SF

Exclusive Listing Agents

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10460 Hickson

EL MONTE, CA

**HICKSON
BUSINESS PARK
UNIT B**

NEWMARK



BUILDING SPECIFICATIONS

10460 Hickson



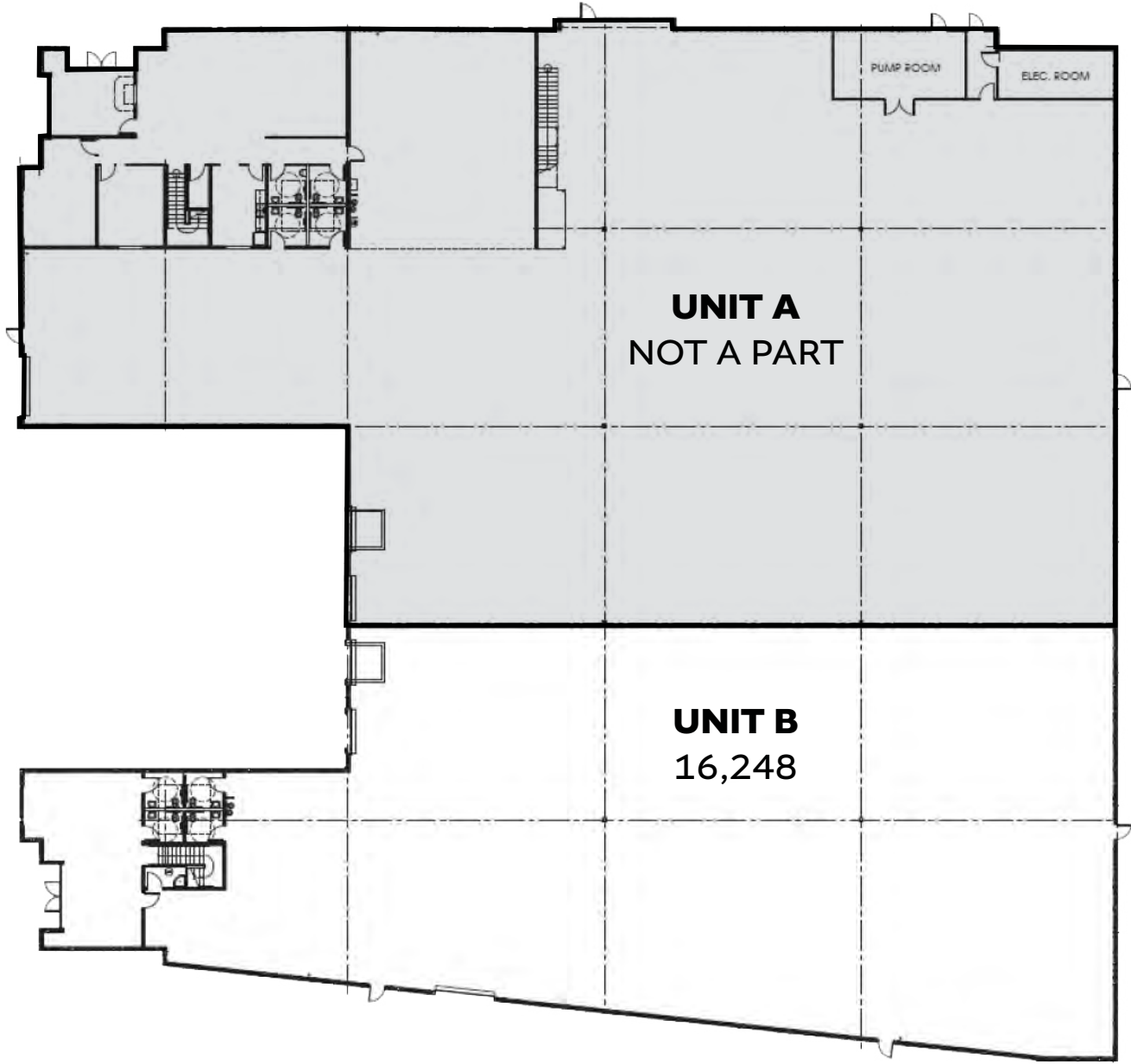
Lease Rate	Call Broker
Available SF	16,248 SF
Zoning	M2
Sprinklered	ESFR
Clear Height	30'
GL Doors/Dim	1 / 12x14
DH Doors/Dim	2 / 9x10
Power	A: 800 V: 277/480
Construction Type	CTU
Const Status/Year Built	Existing / 2021
Parking Spaces	21 Spaces
Specific Use	Warehouse/Distribution
Office SF / #	2,232 SF

HIGHLIGHTS

- 30' Clear Height
- 2 Dock High Doors
- Located in the Master Planned Hickson Business Park

10460

FLOOR PLAN



10408



PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



ON/OFF RAMP TO 10 FREEWAY



VALLEY BLVD

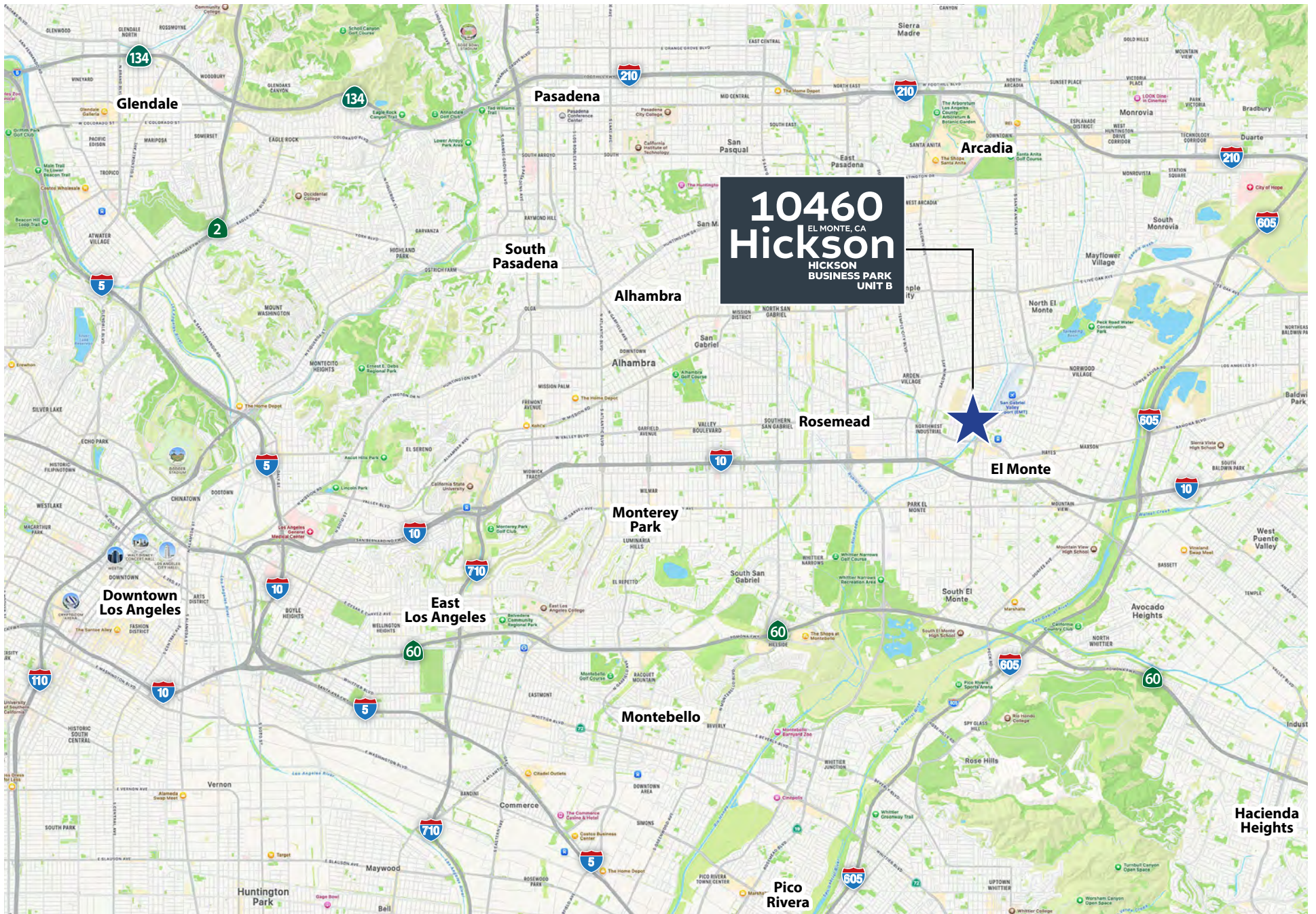
ARDEN DR

HICKSON ST

HICKSON BUSINESS PARK

10460 HICKSON ST-UNIT B
16,248 SF

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CORPORATE NEIGHBORS



10460

EL MONTE, CA

Hickson

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BUSINESS PARK
UNIT B**

FOR MORE INFORMATION, PLEASE CONTACT



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