

Rare Owner / User Opportunity
John Reed Commerce Center
Prime Industry Location
Immediate (60) Access
Gale Avenue Frontage



FOR SALE - +/- 19,223 SF

INDUSTRY'S PREMIER BUSINESS PARK

1208-1210 JOHN REED CT, CITY OF INDUSTRY, CA

Two Fully Demised Units





HIGHLIGHTS

- Prestigious John Reed Commerce Center
- Outstanding Central Industry Location
- Gale Avenue Frontage, +/- 73 Auto Stalls (3.8:1000)
- Immediate (60) Freeway Access via Hacienda Avenue & Azusa Avenue
- Two (2) Fully Demised Units
- Owner / User or Investor Potential
- +/- 19,223 SF, Two-Unit Building
- Situated on +/- 1.52 acre parcel
- +/-4,799 SF of Newly Remodeled Offices
- 1208 John Reed (Gale Frontage) w/ Foyer Skylight
- New LED Lighting in Warehouse
- 16' Minimum Clear Height
- Two (2) Grade Level Doors
- 400 amps (120/208V). Separately Metered.
- Full Building Renovation in 2023. New Roof Layer (2017), HVAC Ages from 2016.
- Multiple Potential Buyer Options:
 - Occupy entire building
 - Occupy portion, lease remainder
 - Lease both units as investments



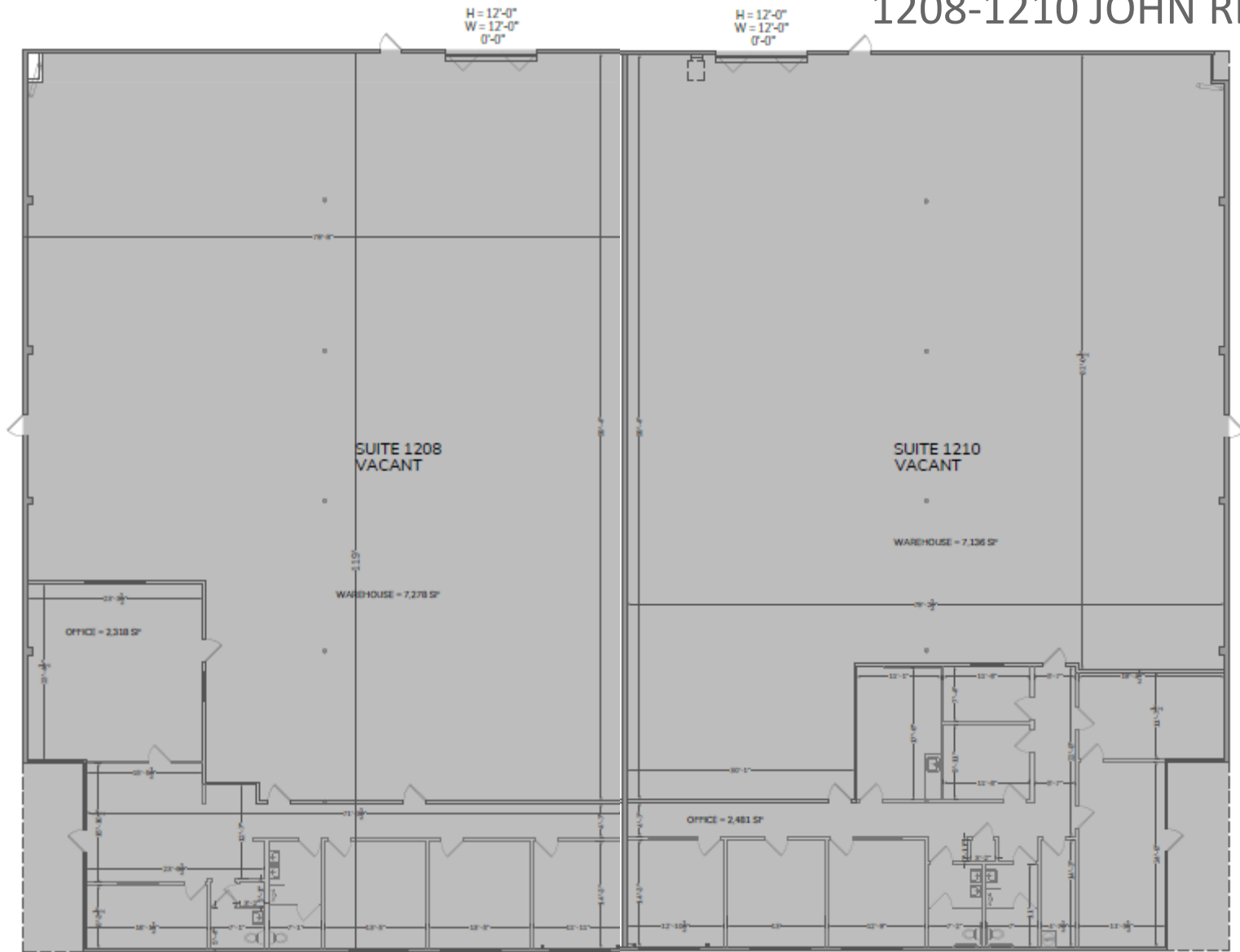
HIGHLIGHTS

- Central Industry Location
- High Image Industrial Park
- Immediate (60) Freeway
- Class A Business Park Setting
- Dock High & Grade Level Units
- (60) Freeway Signage Available
- Gale Avenue Frontage & (60) Freeway Visibility
- Proximity to Abundant & Nearby Retail Amenities



FLOORPLAN

1208-1210 JOHN REED CT





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