

# ±10,860 SF Service Facility on ±2.21 Acres

## 2425 KELLA AVE, CITY OF INDUSTRY, CA

FOR LEASE



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REAL ESTATE SERVICES

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**NEWMARK**

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## PROPERTY FEATURES



±10,860 SF Total Shop/Office Building



Immediate Freeway Access to 60 & 605



Ideal Service Center with Concrete & Paved Yard Area



Fenced, Lit and Well Secured on ±2.21 Acres



**On-site Electrical Capacity:**  
3-Phase Service Rated at **994.7 kVA @ 0.95 Power Factor**



**14 Truck EV Charging Stations:**  
**14 Charging Stalls** Rated Up to **180 kW Max** ( Per Charger)



**Dual Electrical Panel Setup for Flexibility:**  
**Panel A: 1,200 Amps, 277/480 V Service** (verify)  
**Panel B: Interior Service Bay Panel 400 Amps, 480/277 V Service** (verify)



±20,000 Gallon Above Ground Diesel Fuel Tank

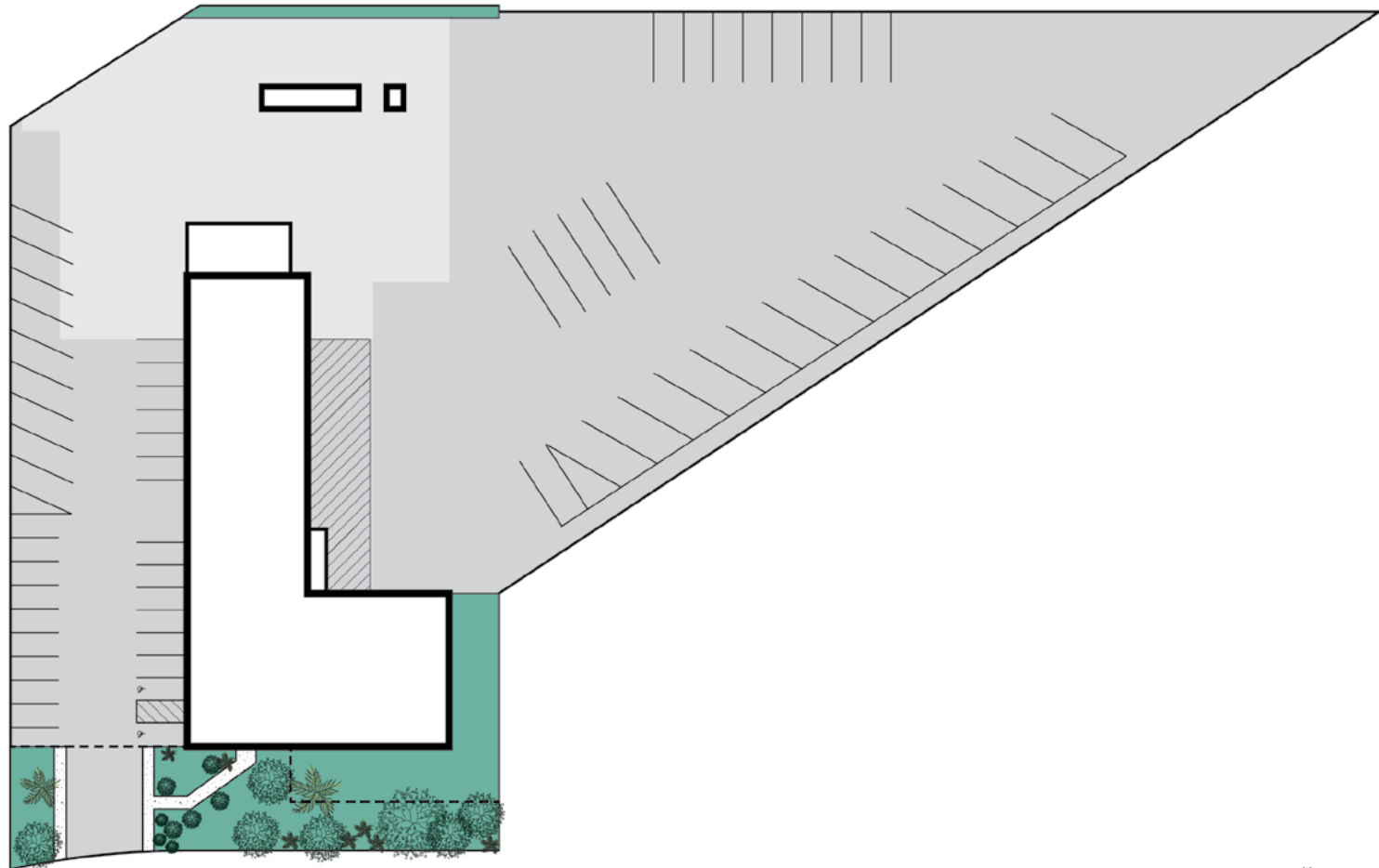


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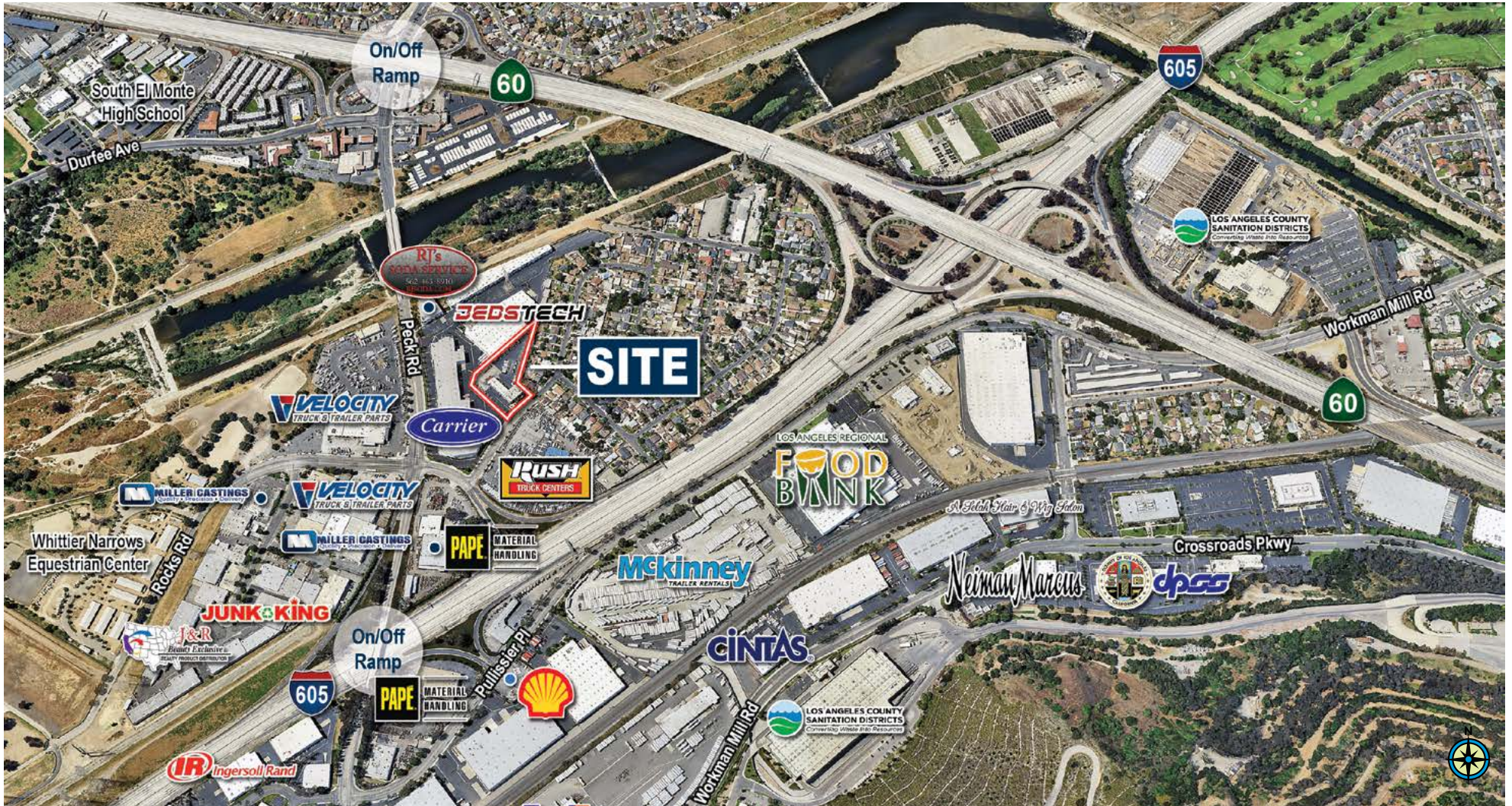


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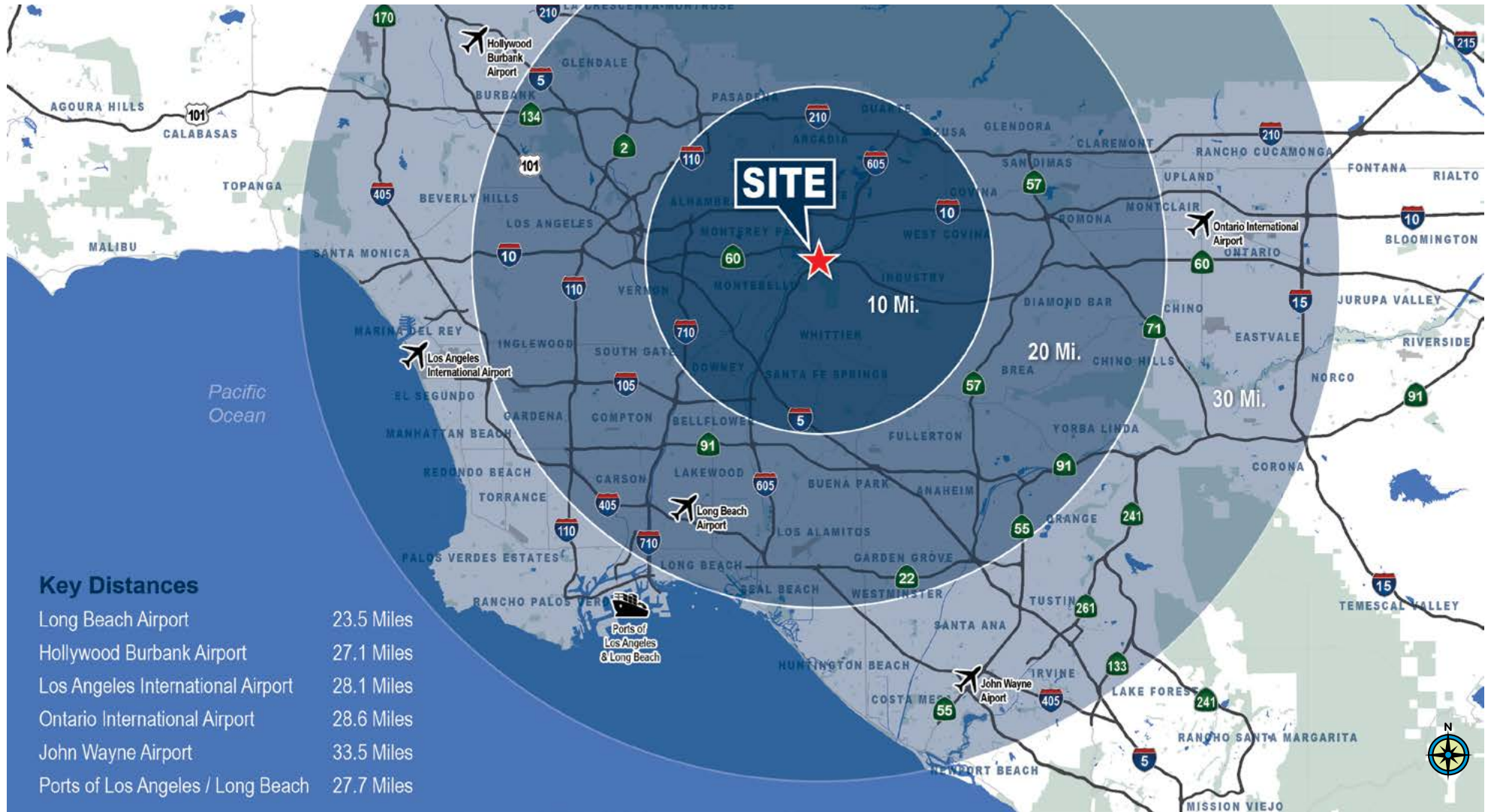


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