

# JOHN REED COMMERCE CENTER

PREMIER INDUSTRY LOCATION | IMMEDIATE (60) ACCESS

# 1305-1307 JOHN REED CT

CITY OF INDUSTRY | CA

INDUSTRY'S PREMIER BUSINESS PARK



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# PROPERTY HIGHLIGHTS

## PRESTIGIOUS JOHN REED COMMERCE CENTER

- Outstanding Central Industry Location
- Large Rear Loading Area;  $\pm 38$  Auto Stalls
- Immediate (60) Freeway Access via Hacienda Ave & Azusa Ave
- Two (2) Fully Demised Units
- Owner / User or Investor Potential

|                                         |                                                                                                                                                              |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOTALING</b>                         | $\pm 12,419$ SF, Two-Unit Building                                                                                                                           |
| <b>LOT SIZE</b>                         | $\pm 0.81$ Acre Parcel                                                                                                                                       |
| <b>OFFICE SIZE</b>                      | $\pm 3,470$ SF of Office Space (two pods)                                                                                                                    |
| <b>DEMOGRAPHICS</b>                     | City of Industry                                                                                                                                             |
| <b>CLEAR HEIGHT</b>                     | 16' Minimum Clear Height                                                                                                                                     |
| <b>OVERSIZED LOADING DOORS</b>          | Yes                                                                                                                                                          |
| <b>GROUND LEVEL DOORS</b>               | Two (2) - Loading Dock Possible                                                                                                                              |
| <b>POWER</b>                            | 1,400 amps (120/240V) Combined<br>(Buyer to Verify)                                                                                                          |
| <b>METER</b>                            | Metered Separately                                                                                                                                           |
| <b>CONSTRUCTION + YARD</b>              | <ul style="list-style-type: none"><li>• Newly Completed Project Landscaping</li><li>• New Roof Layer in 2019</li><li>• 1979 Construction</li></ul>           |
| <b>MULTIPLE POTENTIAL BUYER OPTIONS</b> | <ul style="list-style-type: none"><li>• Occupy entire building</li><li>• Occupy portion, lease remainder</li><li>• Lease both units as investments</li></ul> |





# PROPERTY HIGHLIGHTS



16'  
CLEAR HEIGHT



2 GROUND  
LEVEL DOORS



±12,419 SF  
BLDG. SIZE



±0.81 AC  
LOT SIZE



±3,470 SF  
OFFICE



IMMEDIATE 60  
FREEWAY ACCESS



SIGNAGE



38  
PARKING SPACES

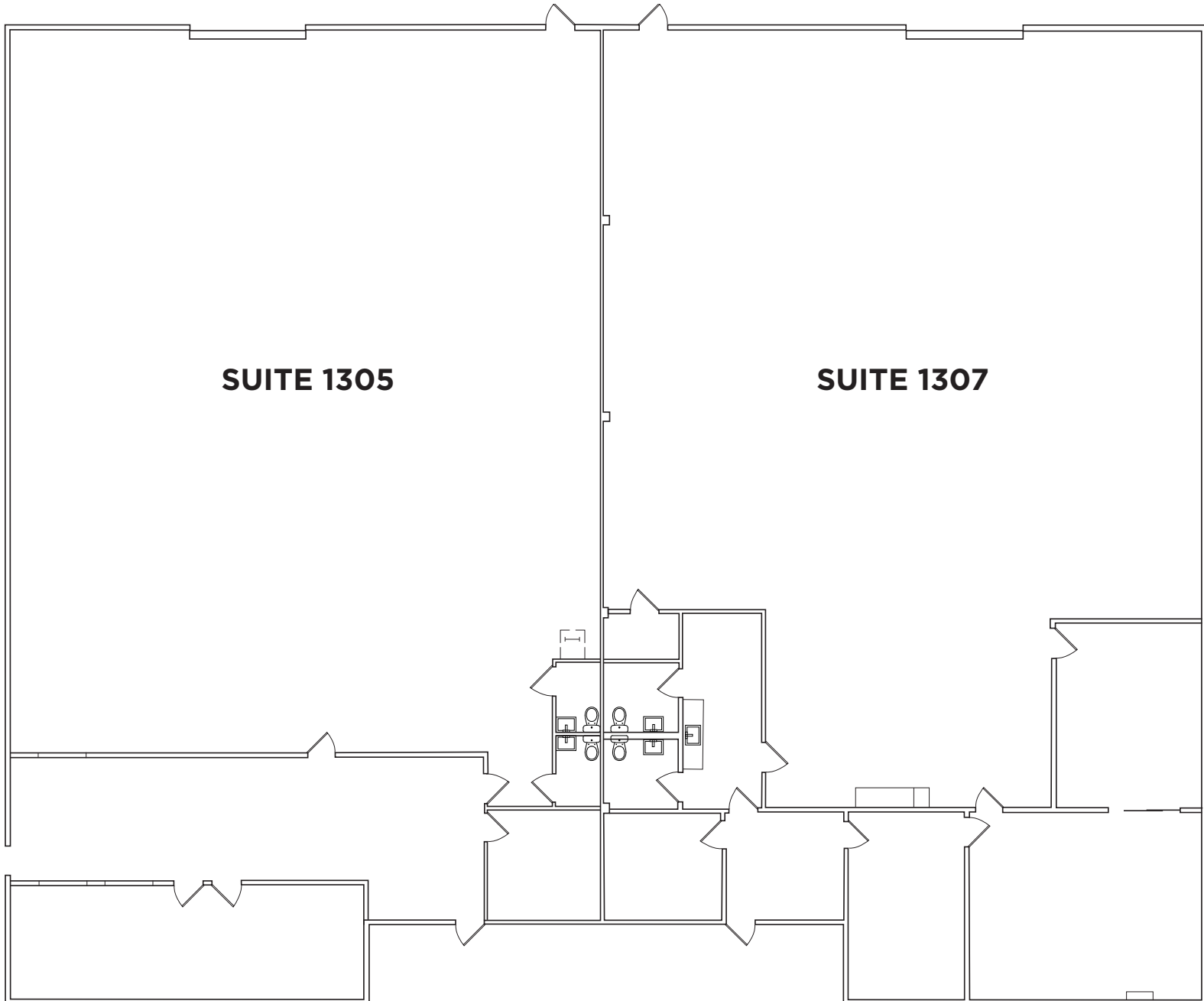




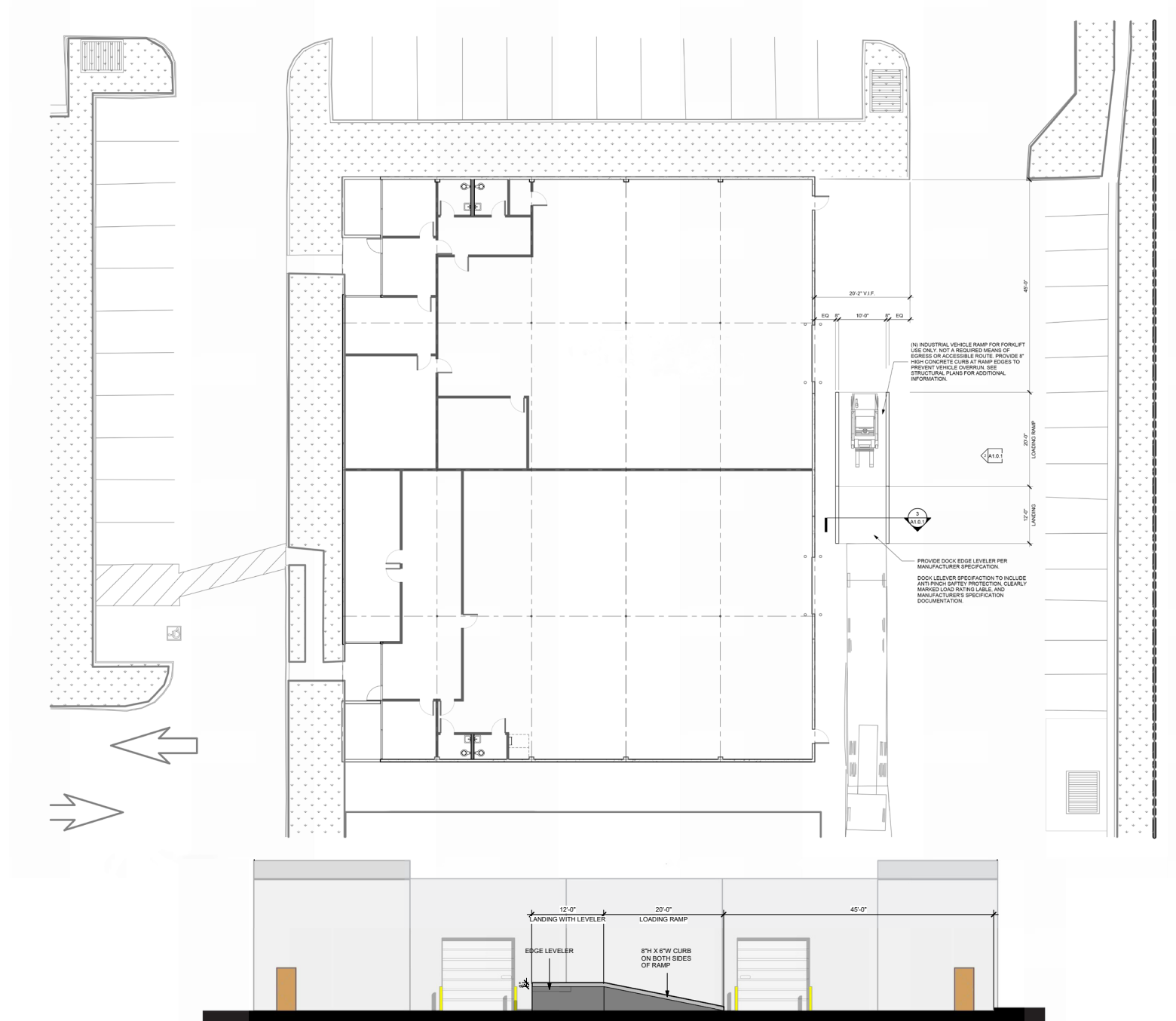
# PHOTOS



# FLOOR PLAN



# LOADING DOCK SCENARIO





# LOCATION HIGHLIGHTS



## PUBLIC TRANSPORTATION

Commuter Rail  
Industry Commuter Rail  
(Riverside Line)  
10 min | 6.7 mi



## AIRPORT

Ontario International Airport  
30 min | 25 mi  
John Wayne Airport  
45 min | 32.5 mi  
Long Beach Airport  
40 min | 30 mi  
LAX  
60 min | 39 mi

**1305-1307  
JOHN REED CT**  
CITY OF INDUSTRY | CA

10 MILES

20 MILES

30 MILES

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Zip Code          | 91745                                                           |
| Submarket         | City of Industry                                                |
| Submarket Cluster | San Gabriel Valley                                              |
| Location Type     | Suburban                                                        |
| Market            | Los Angeles (CA)                                                |
| County            | Los Angeles                                                     |
| State             | California                                                      |
| CBSA              | Los Angeles-Long Beach-<br>Glendale, CADMA,<br>Palm Springs, CA |
| Country           | United States                                                   |



This aerial map of the Puente Hills area in Los Angeles highlights its strategic location and commercial density. Major transportation corridors include Interstate 60 (I-60) running horizontally and Interstate 8 (I-8) running vertically. Local streets such as Gale Ave and S Azusa Ave are also visible. The map is populated with numerous business labels, including Sun Hing Foods, Forever Link International, Yum Yum Donuts, Action Sales, Titus Shoes, Ever Win International Corp., The Forklift Rental, Vandif Specialty Foods, The Six Element, Best Buy, Maserati of Puente Hills, Puente Hills Mall, Puente Hills Nissan, Chevrolet of Puente Hills, Walmart Supercenter, LA Produce, Mia Secret, OC Home Flooring, Resco Food Service, Cozy Beddings, Mr. Cool, Riverson Foods, Cozy Beddings, Yum Yum Donuts, Forever Link International, Sun Hing Foods, Eurogear USA, Universal Warehouses, Ermerdex, Superior Equipment Solutions, Performance Foodservice, OCM Globe Inc, Mitutoyo America Corporation, Ares Motorsports, Shoe Magnate, Lisi Aerospace, Swat Fame, and Swat Fame. A circular inset provides a closer view of a building. Arrows at the bottom indicate distances to key locations: 39 miles to LAX, 35 miles to the Ports of LA/LB, and 25 miles to Ontario.





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