

# High Image Property - City of Industry

489 Yorbita Rd, City of Industry, CA 91744

Presented By:  
Iconic Investments LLC



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## Property Details

**Price: \$12,980,000**

- Newer High Image Building that has been Renovated.
- Great location in City of Industry / La Puente (less tax).
- Move-in-Ready with built-in pallet racks (\$150,000 in extra value)
- Easy access to 60 Freeway.

View the full listing here: <https://www.loopnet.com/Listing/489-Yorbita-Rd-City-of-Industry-CA/40978778/>

Price:	\$12,980,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment
Lot Size:	1.23 AC
Gross Building Area:	33,648 SF
Rentable Building Area	32,388 SF
:	
No. Stories:	1
Year Built:	2005
Tenancy:	Multi
Parking Ratio:	1.54/1,000 SF
Clear Ceiling Height:	24 FT
No. Dock-High Doors/Loading	2
:	
No. Drive In / Grade-Level Doors	2
:	

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Go Direct Inc	20,210	June 2026
Quashley Inc.	12,178	November 2028

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## Location



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## Property Photos



Building Photo



Building Photo

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## Property Photos



Primary Photo



Primary Photo

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## Property Photos



Building



Building

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## Property Photos



Other



Roll-up door/Warehouse

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## Property Photos



Other



Storage and Access to Mezz office

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## Property Photos



Conference Room

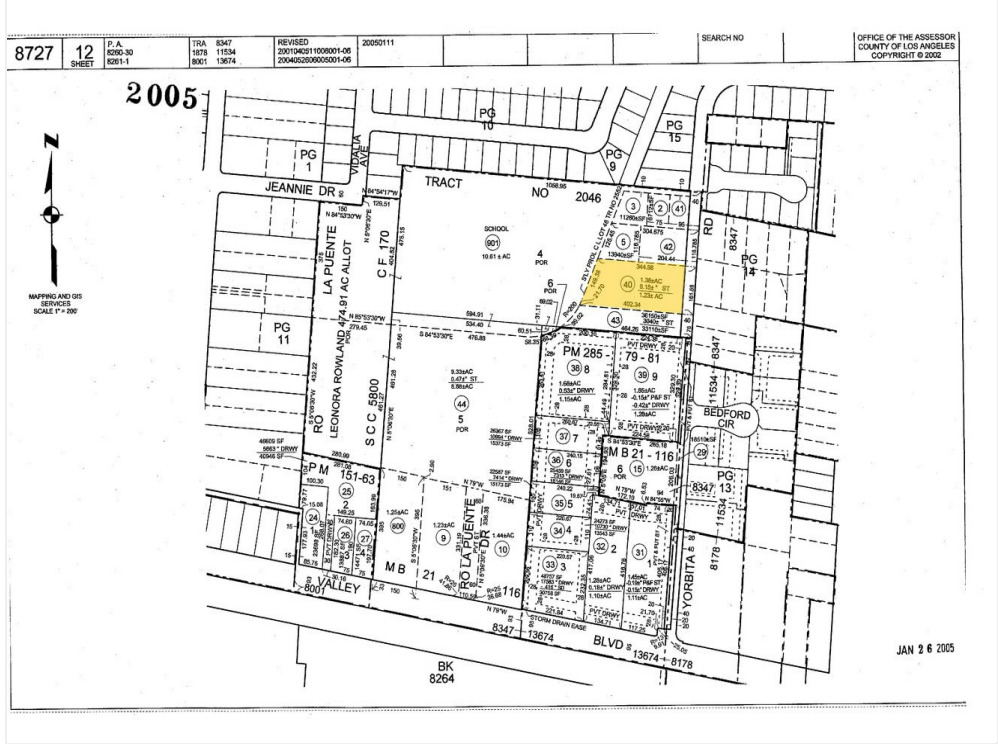


Interior

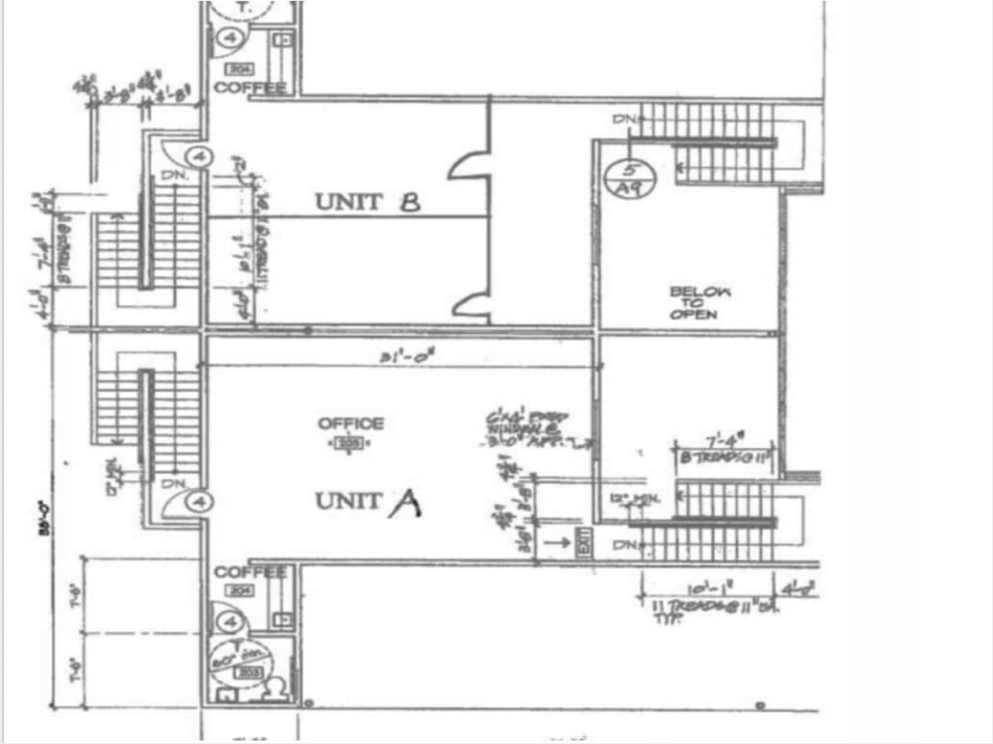
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Plat Map

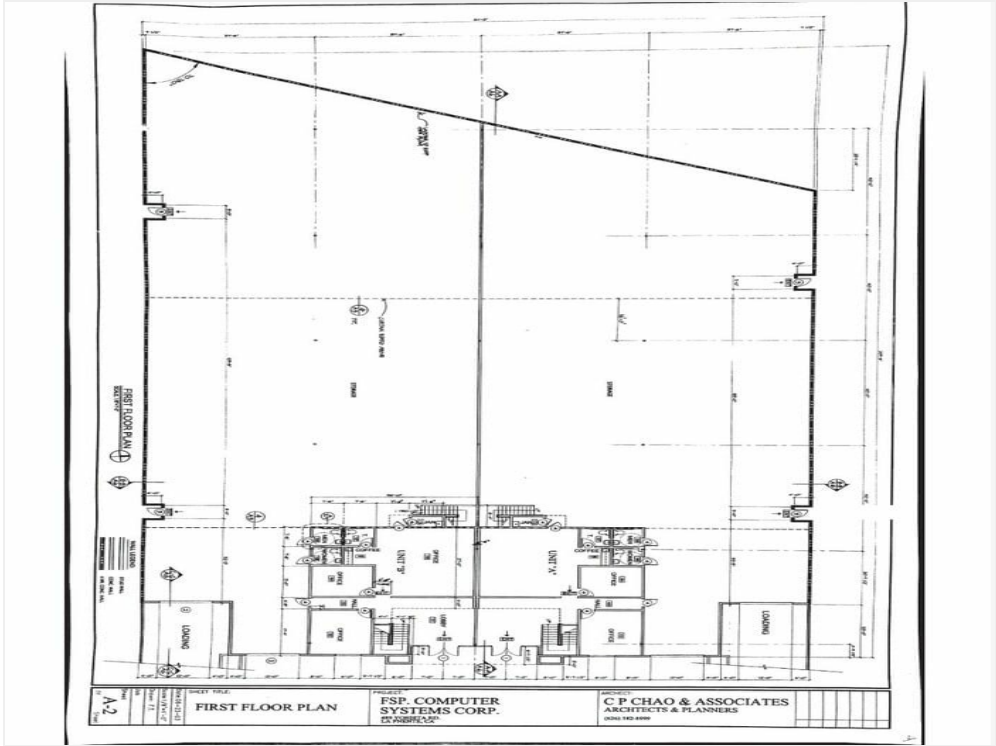


2nd Floor

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First Floor

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**Iconic Investments LLC**

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