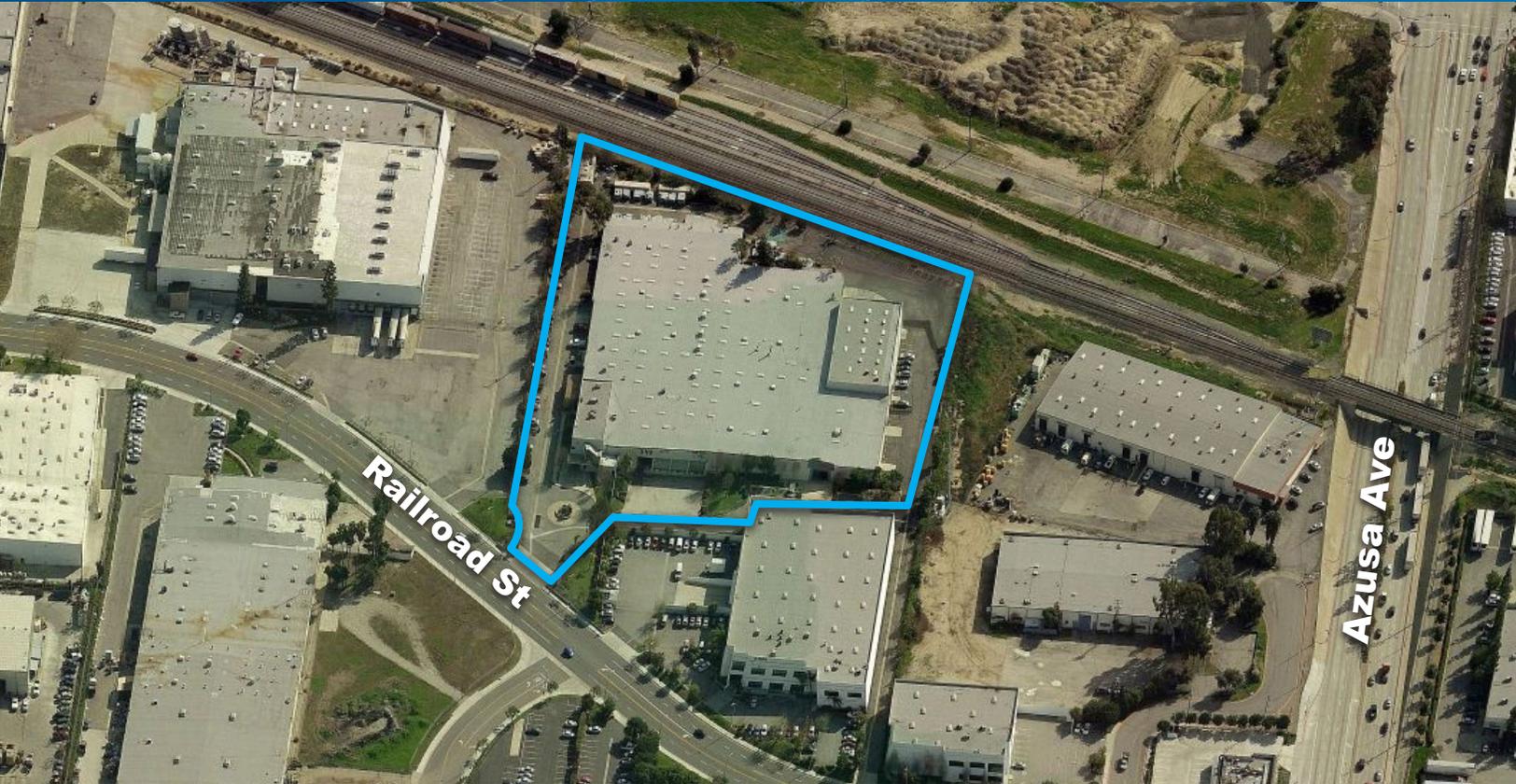


FOR LEASE > ±2,700 - 35,000 SQUARE FEET

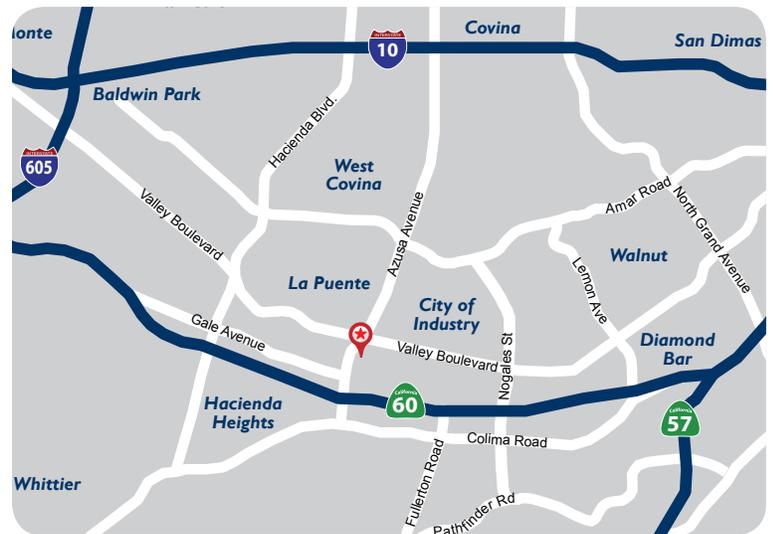
17300 RAILROAD STREET

CITY OF INDUSTRY, CALIFORNIA



### Property Highlights:

- > Large Office with Showrooms, Multiple Configurations Possible
- > Dock High Loading Positions Available
- > Central City of Industry Location
- > Direct Access to 60 Freeway via Azusa Avenue

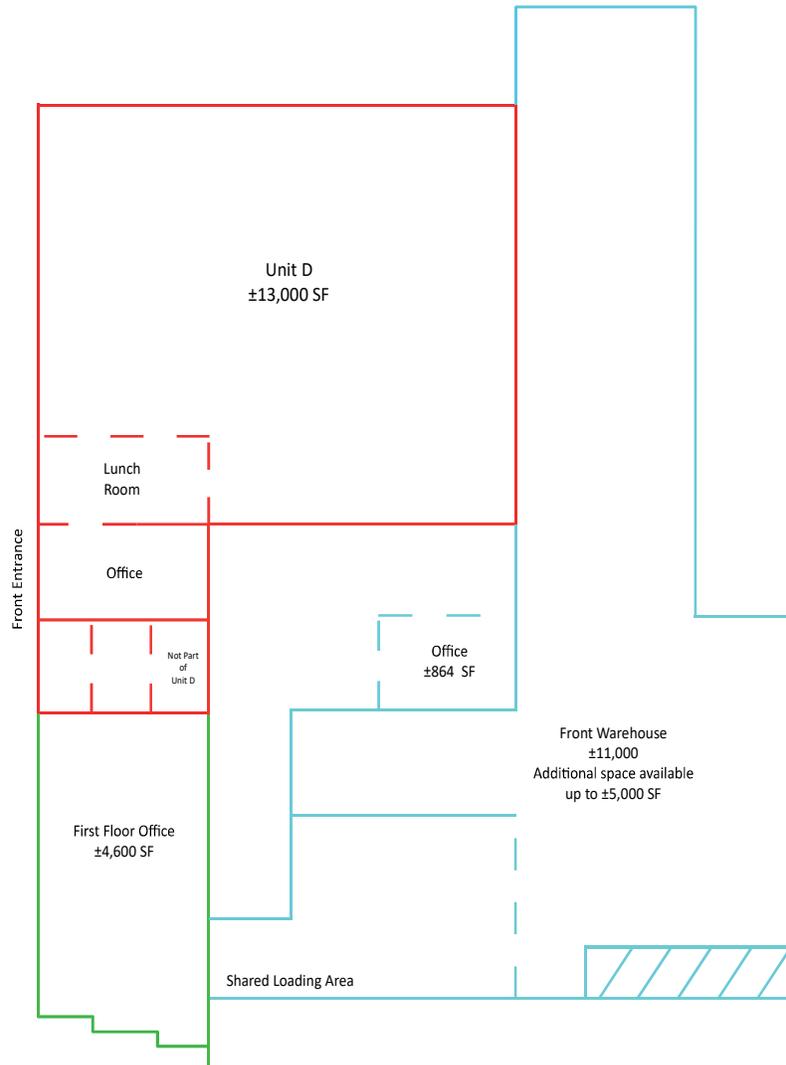


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# FOR LEASE > ±2,700 - 35,000 SF

## MASTER LAYOUT



AVAILABLE SIZE	RENTAL RATE	FEATURES
±4,600 SF	\$1.45 Gross PSF/Month	First Floor Office with 10 Offices/1 Conference Room
±2,720 SF	\$1.35 Gross PSF/Month	Second Floor 3 Offices/1 Conference Room
±11,000-±15,000 SF	\$0.95 Gross PSF/Month	Front Warehouse with ±860 SF office
±13,000 SF	\$0.95 Gross PSF/Month	Unit D Warehouse with ±3,264 SF office

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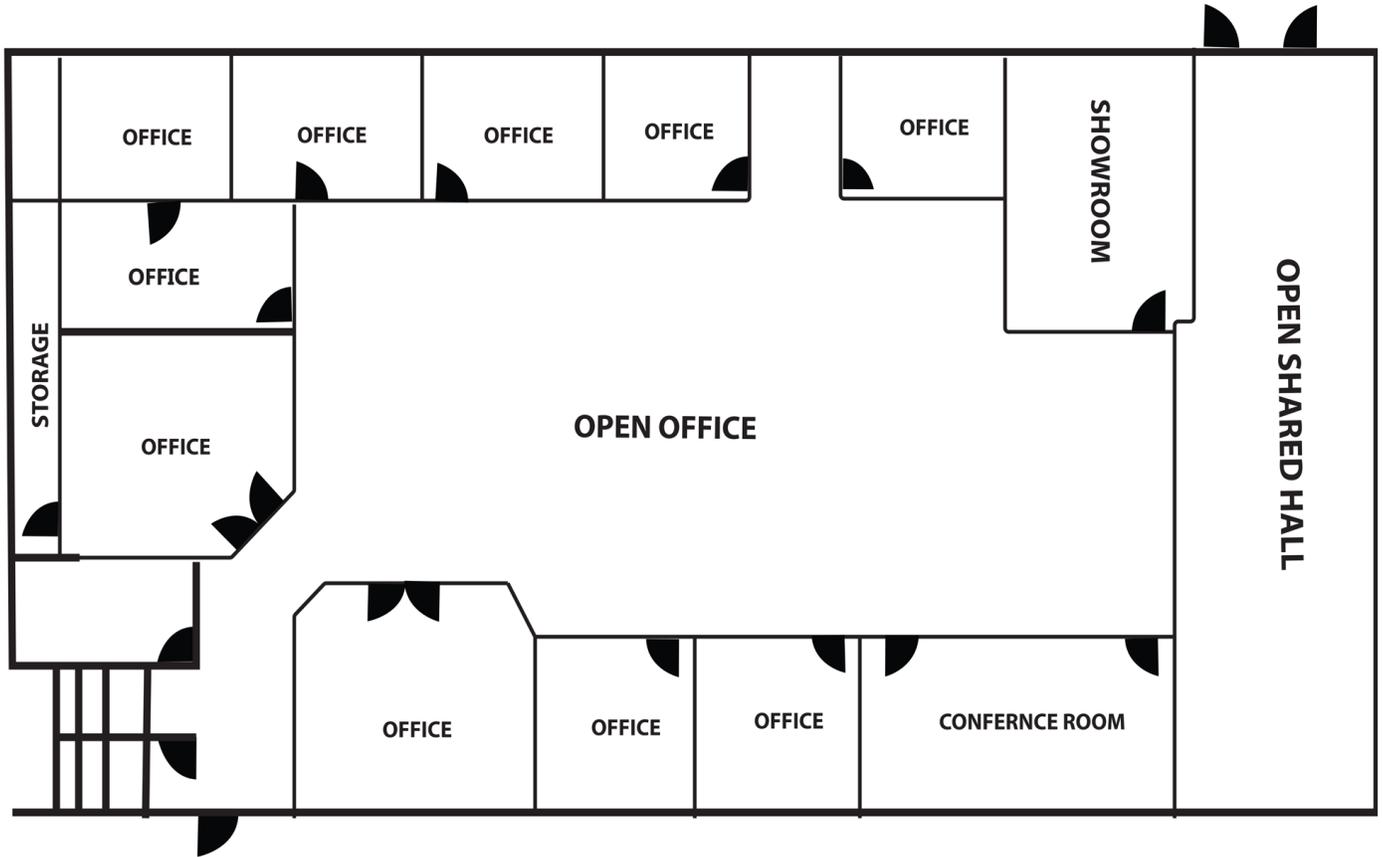
\*Additional warehouse space can be made available. \$300 monthly fixed CAM charges.



# FOR LEASE > ±4,600 SF

17300 RAILROAD STREET | CITY OF INDUSTRY

## FIRST FLOOR



DIVISIBLE SIZES	RENTAL RATE/SF	FEATURES
± 4,600 SF	\$1.45 G	Corporate Office/Showroom

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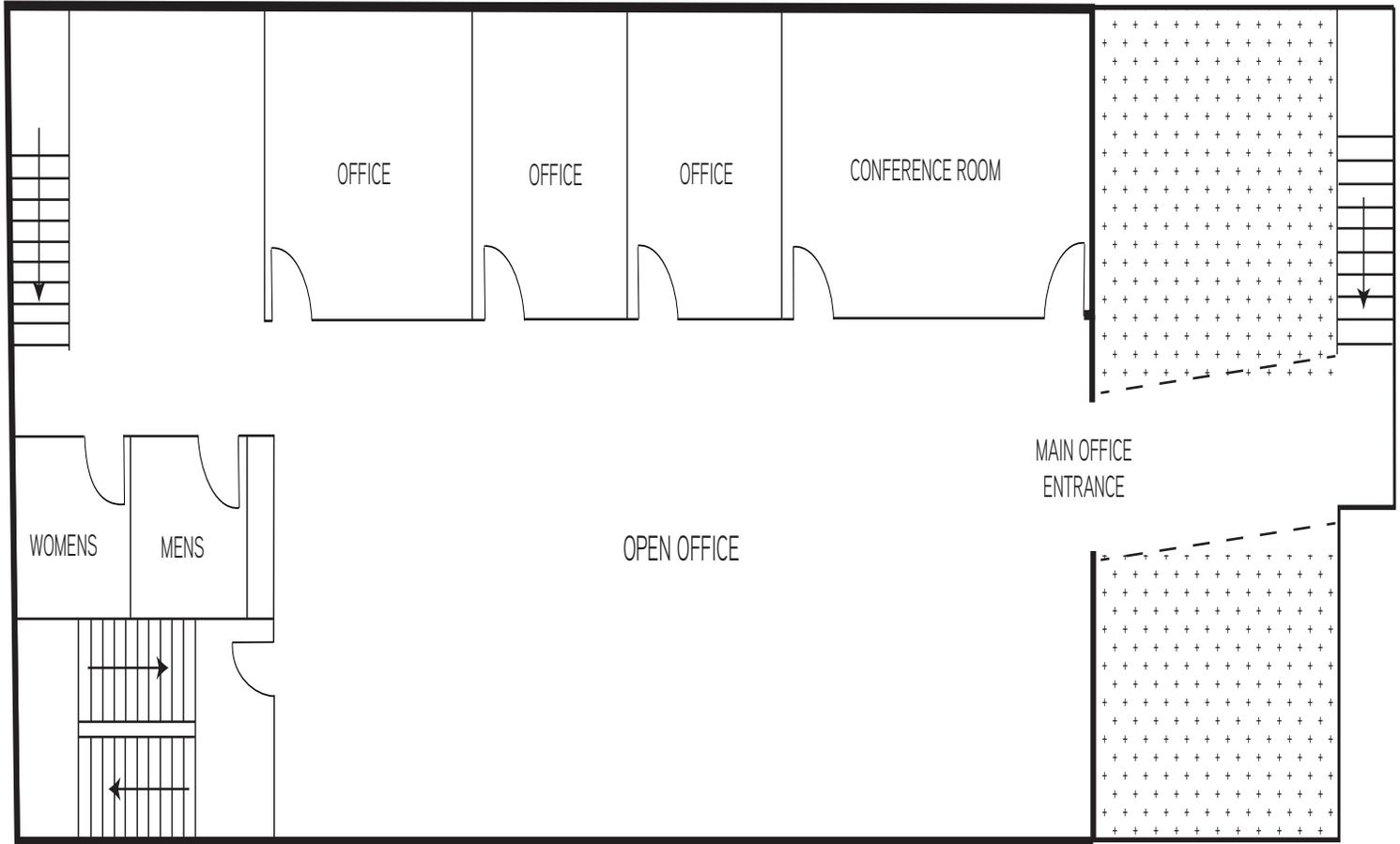
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# FOR LEASE > ±2,720 SF

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## SECOND FLOOR



DIVISIBLE SIZES	RENTAL RATE/ SF	FEATURES
± 2,720	\$1.35G	Deluxe Office/Showroom, 3 Private Offices, 1 Conference Room, 2 Restrooms

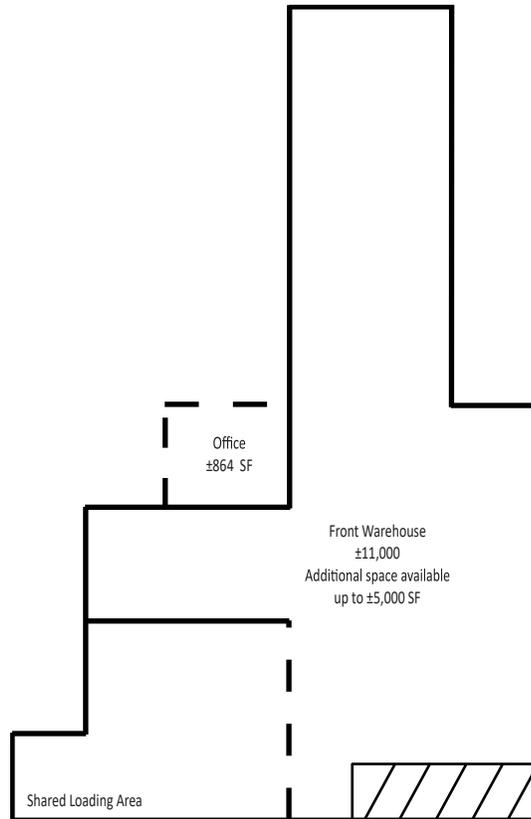
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# FOR LEASE > ±11,000-16,000 SF

## FRONT WAREHOUSE



DIVISIBLE SIZES	RENTAL RATE/SF	FEATURES
± 11,000 SF	\$0.95 G	Front warehouse with ±860 SF office
		*warehouse can be extended for more space.

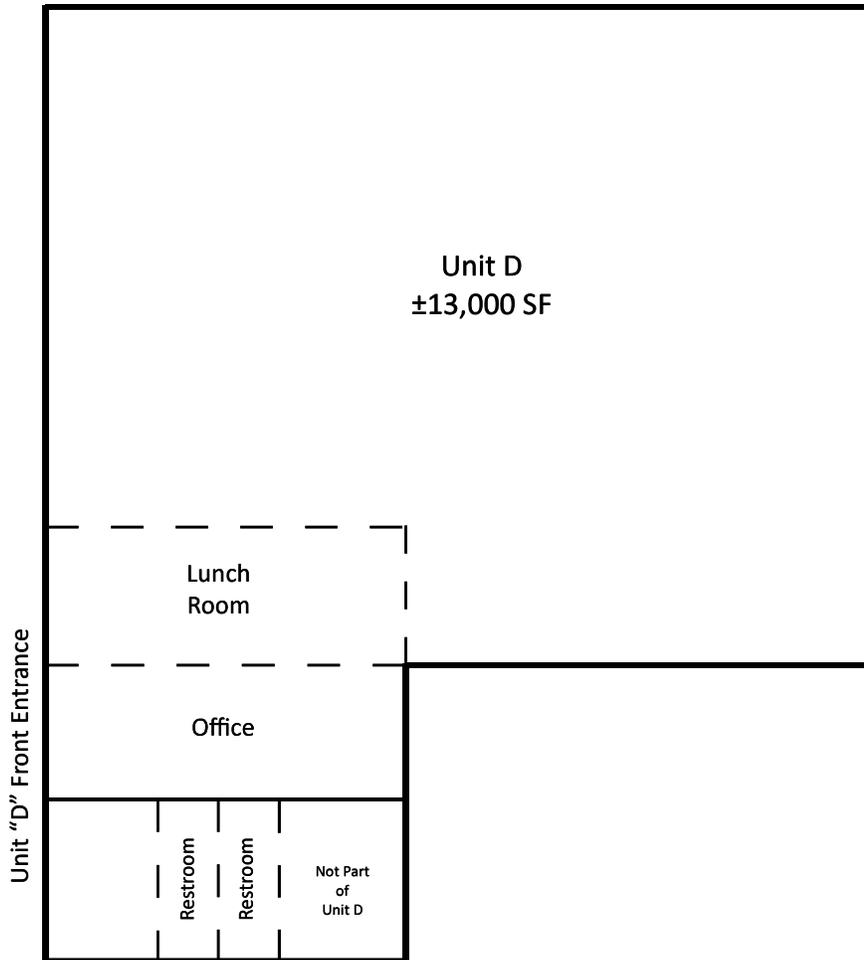
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# FOR LEASE > ±13,000 SF

## UNIT D



AVAILABLE SIZE	RENTAL RATE	FEATURES
± 13,000 SF	\$0.95 Gross PSF/Month	Warehouse with ±3,264 SF Office

\*Additional warehouse space can be made available. \$300 monthly fixed CAM charges.

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