

FOR LEASE

100,000 SQUARE FEET



415 SOUTH 7TH AVENUE, CITY OF INDUSTRY, CA

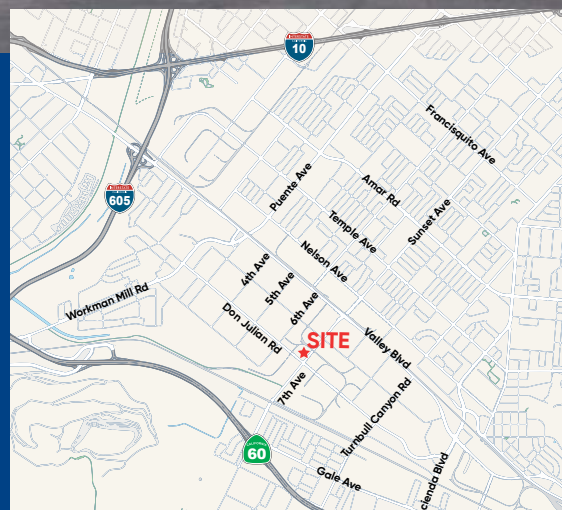


BUILDING FEATURES

- Concrete Tilt-Up
- Office: ±7,652 Square Feet (Total 2 Floors)
- Power: 800 Amps, 277/480 Volts, 3 Phase
- Clear Height: 24' Minimum
- Warehouse Lighting: T-5 Lighting w/Sensors
- Loading: 12 Dock High Doors
 - 1 Ground Level Door (Ramp)
- Sprinklers: .415 G.P.M./3,000 Square Feet
- Rail Doors: 3 Doors (S.P.R.R.)
- Parking: 160 Cars
- Large Fenced Yard

LOCATION FEATURES

Immediate Access to the Pomona (60) and San Gabriel (605) Freeways



For further information, contact:

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ttalt@majesticrealty.com

John Semcken

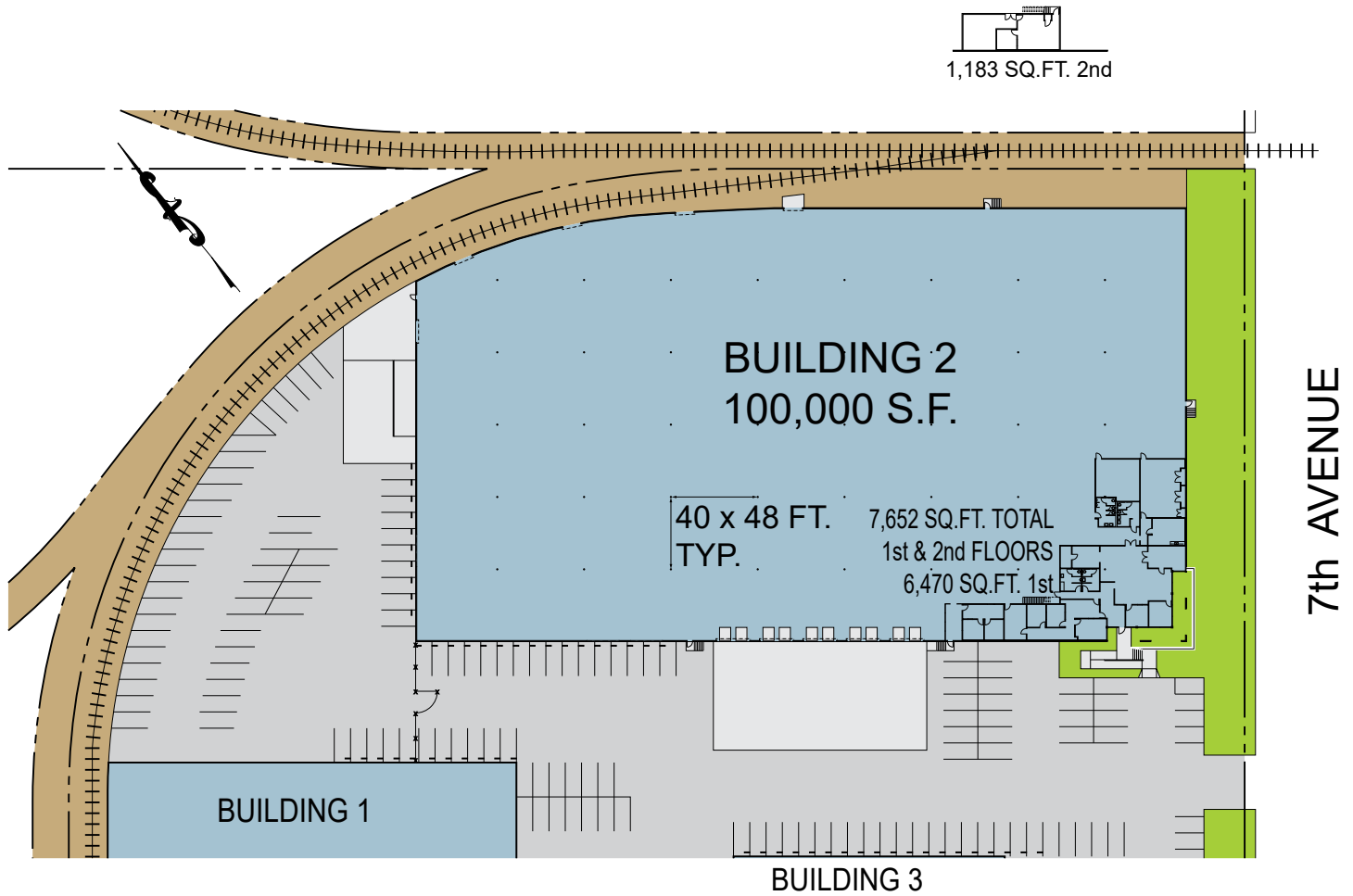
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