



## 13 SPACES AVAILABLE • FROM 715 SF TO 2,497 SF

This exceptional business park is located in the City of Walnut and provides 271,760 square feet of multi-tenant, light industrial and warehouse space perfectly suited for a wide variety of tenants. Many of the suites provide drive up surface parking, private suite access and office and warehouse space with roll-up delivery doors.

Metrolink commuter rail service stops daily at the Industry Metrolink Station located just across the street, along the Riverside line to Los Angeles. Nearby amenities include Target, Bed Bath & Beyond, Kohl's, Chili's and Applebee's. There's also an on-site delicatessen and print shop.

Shea Center Walnut was constructed in 1980 and is owned and operated by the 125-year old J.F. Shea Company, with its corporate headquarters right next door. In addition, the leasing office is located on-site for the convenience of our tenants. For more information about Shea Center Walnut and to view a current list of available space, visit [SheaProperties.com](http://SheaProperties.com).

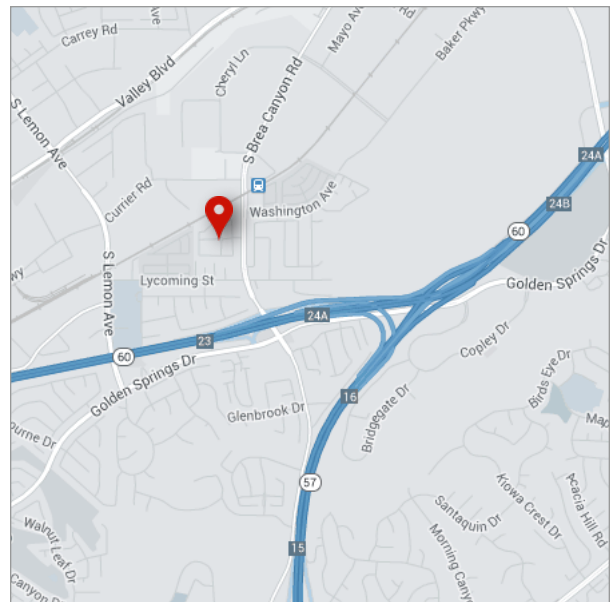


*City of Industry Metrolink Station located across the street.*



**Building Features & Amenities:**

- Convenient access to both the 60 and 57 freeways.
- Across the street from the Industry Metrolink Station.
- Brea Canyon Road construction complete allowing for non-stop travel under the train tracks.
- Multi-tenant office and light industrial space available with warehouse and roll-up delivery doors with select suites.
- Minutes from the communities of Diamond Bar, Walnut and Rowland Heights.
- Wide variety of amenities nearby including Diamond Bar Golf Course, LA Royal Vista Golf Club and the Brea Mall.
- Family-owned and operated for over twenty years.
- On-site delicatessen, print shop and leasing office.



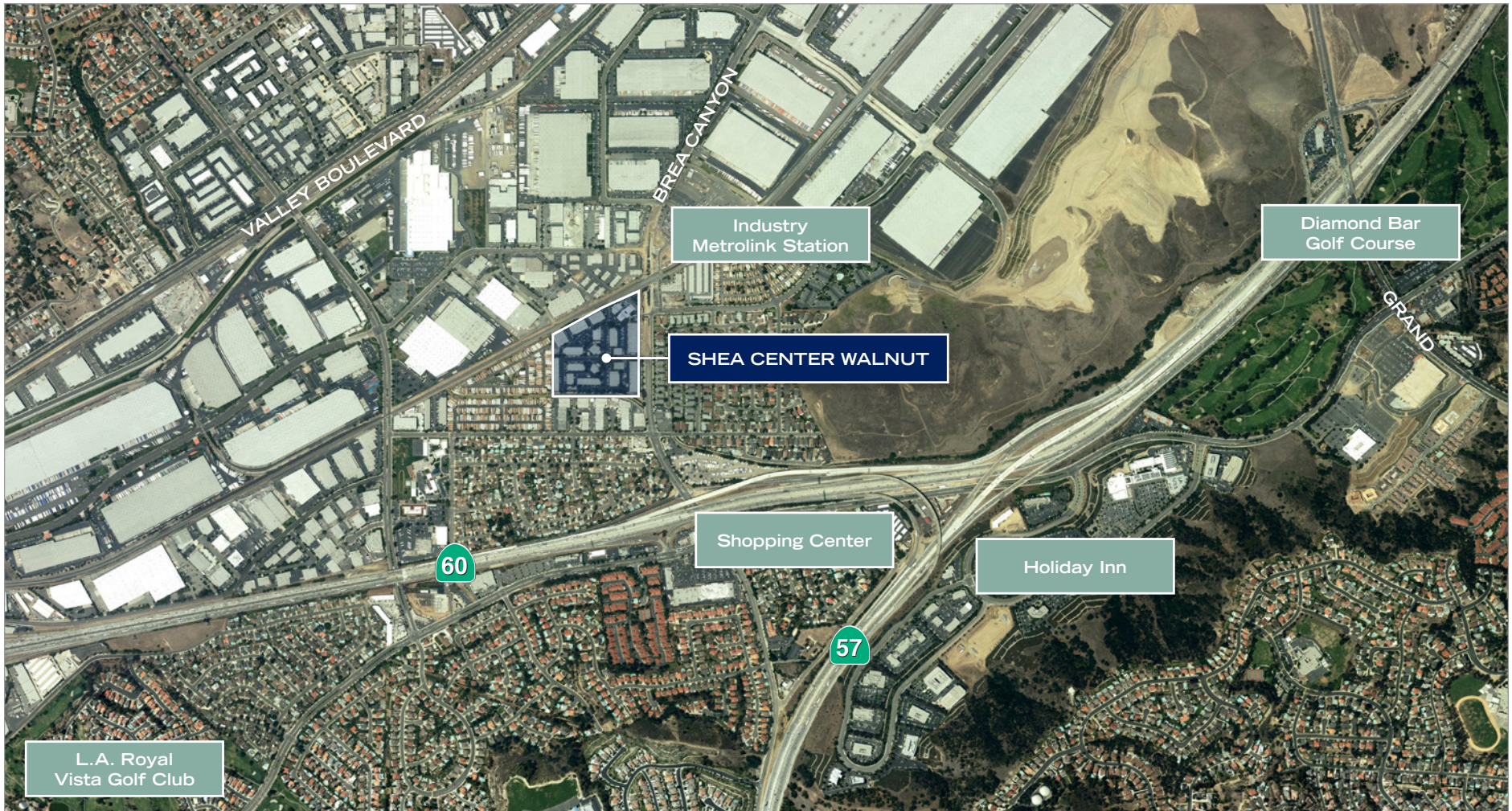
Location Map

**SHEA PROPERTIES (CA BL DRE #01382566)**

Irma Diaz (CA SPL #01216471) • (909) 595-0499 • irma.diaz@sheaproperties.com  
667 Brea Canyon Road, Suite 25 • Walnut, CA 91789



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AERIAL



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SITE PLAN

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Bdng	Unit	SF	Available	% Office/ Warehouse	Description	Price Per SF
667	20B	1,393	NOW	100	Reception area, 2 private offices, 2 open offices, storage area.	\$2.10
667	26	2,497	NOW	30/70	Reception area, 1 private office, open office, warehouse. Facing Brea Canyon Road.	\$1.50
671	3	1,120	NOW	75/25	Reception area, 1 private office, open office, warehouse.	\$2.10
675	10	1,962	NOW	10/90	Reception area, 1 private office, warehouse.	\$1.40
675	11	717	NOW	40/60	Reception area, 1 private office, warehouse.	\$2.10
675	14	715	10/15/19	100	Reception area, 1 private office, open office.	\$2.10
701	12	1,200	NOW	15/80	Reception area, warehouse.	\$1.35
701	6-7	2,400	NOW	20/80	Two reception areas, 1 private office, warehouse.	\$1.30
709	10	1,966	10/15/19	100	Reception area, 2 private offices, 2 open office areas.	\$2.00
717	6	1,467	NOW	30/70	Reception area, 1 private office, open office, warehouse.	\$1.50
727	1B	886	10/15/19	100	Reception area, 2 private office, open office.	\$2.10
727	9	1,672	NOW	35/65	Reception area, 1 private office, open office, warehouse. Facing Brea Canyon Road.	\$1.65
727	15	1,682	NOW	55/45	Reception area, 1 private office, open office, warehouse. Facing Brea Canyon Road.	\$1.60

*Rate quoted does not include fixed Common Area Maintenance fee.***SHEA PROPERTIES (CA BL DRE #01382566)**Irma Diaz (CA SPL #01216471) • (909) 595-0499 • irma.diaz@sheaproperties.com  
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