

Available SF 22,139 SF

Industrial For Lease

Building Size 22,139 SF


Address: 1181 Nicole Ct, Glendora, CA 91740

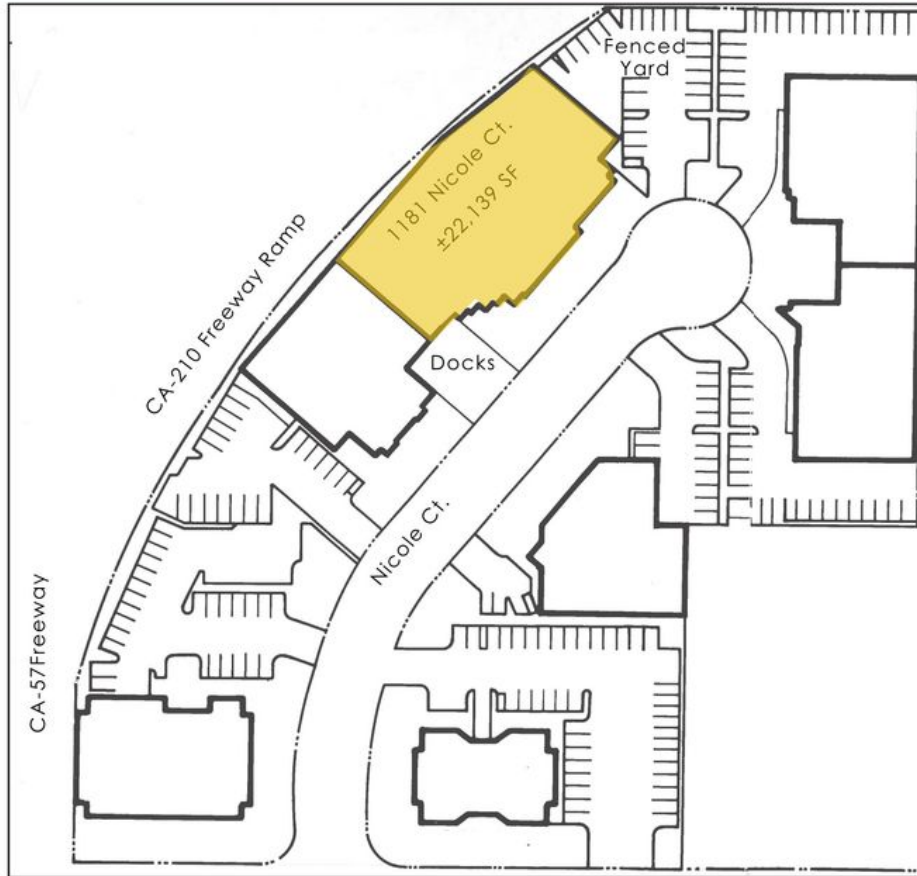
Cross Streets: N Amelia Ave/Auto Centre Dr

 800 Amps, 480 Volts
 Fenced Yard, 2 Docks
 One Block to 210 and 57 Fwy on Ramp
 Freeway Visible Location
 Excellent Access to 210, 10, 57 & 71 Freeways

Lease Rate/Mo:	\$32,102	Sprinklered:	Yes	Office SF / #:	2,937 SF / 9
Lease Rate/SF:	\$1.45	Clear Height:	20'	Restrooms:	4
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	22,139 SF	DH Doors/Dim:	2 / 9'x10'	Finished Ofc Mezz:	1,449 SF
Minimum SF:	22,139 SF	A: 800 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	0.92 Ac / 40,248 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1986	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 26 / Ratio: 1.2:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Light Industrial	Market/Submarket:	Pomona
Zoning:	PRA			APN#:	8386022014,8386022015
Listing Company:	Lee & Associates				
Agents:	Todd Launchbaugh 909-373-2911 , Justin Leewood 909-373-2989				
Listing #:	40588667	Listing Date:	06/18/2024	FTCF:	CB000N000S000/A0AA
Notes:	Fenced yard, 2 docks, freeway visible location one block to 210 and 57 fwy on ramp, excellent access to 210, 10, 57 & 71 freeways. Association is 600/mo.				



±22,139 SF Available for Lease
FREEWAY VISIBLE LOCATION
1181 Nicole Ct., Glendora, CA. 91740



Auto Center Dr. Allen Avenue

CA-57 North Exit

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