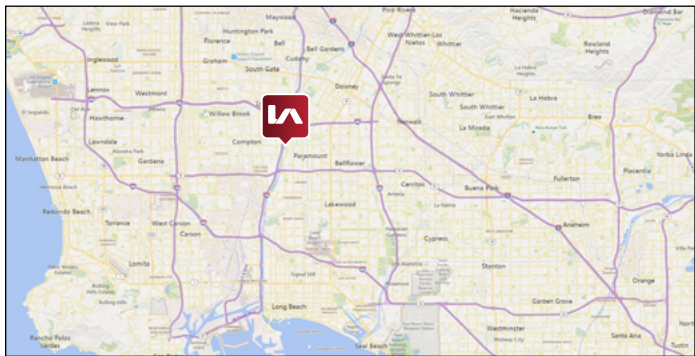


Lowest OPEX (\$0.17) in the Market!



PROPERTY SUMMARY

AVAILABLE:	±27,750 SF Bldg on ±77,145 SF Lot
SALE PRICE:	Negotiable
LEASE RATE:	\$0.99 Net / SF for a 1-year Term
OPEX:	\$0.17 / SF
APN#:	7102-020-001
ZONING:	M2

- Owner Motivated - Submit Your Offer Now!
- Large Fenced and Paved Gated Yard
- Abundant Parking - 56 spaces
- Two (2) Dock High Loading Doors
- Free Standing Building
- High Visibility
- Close to 91 & 710 Freeways



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FOR LEASE

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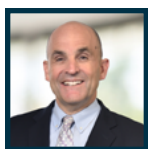
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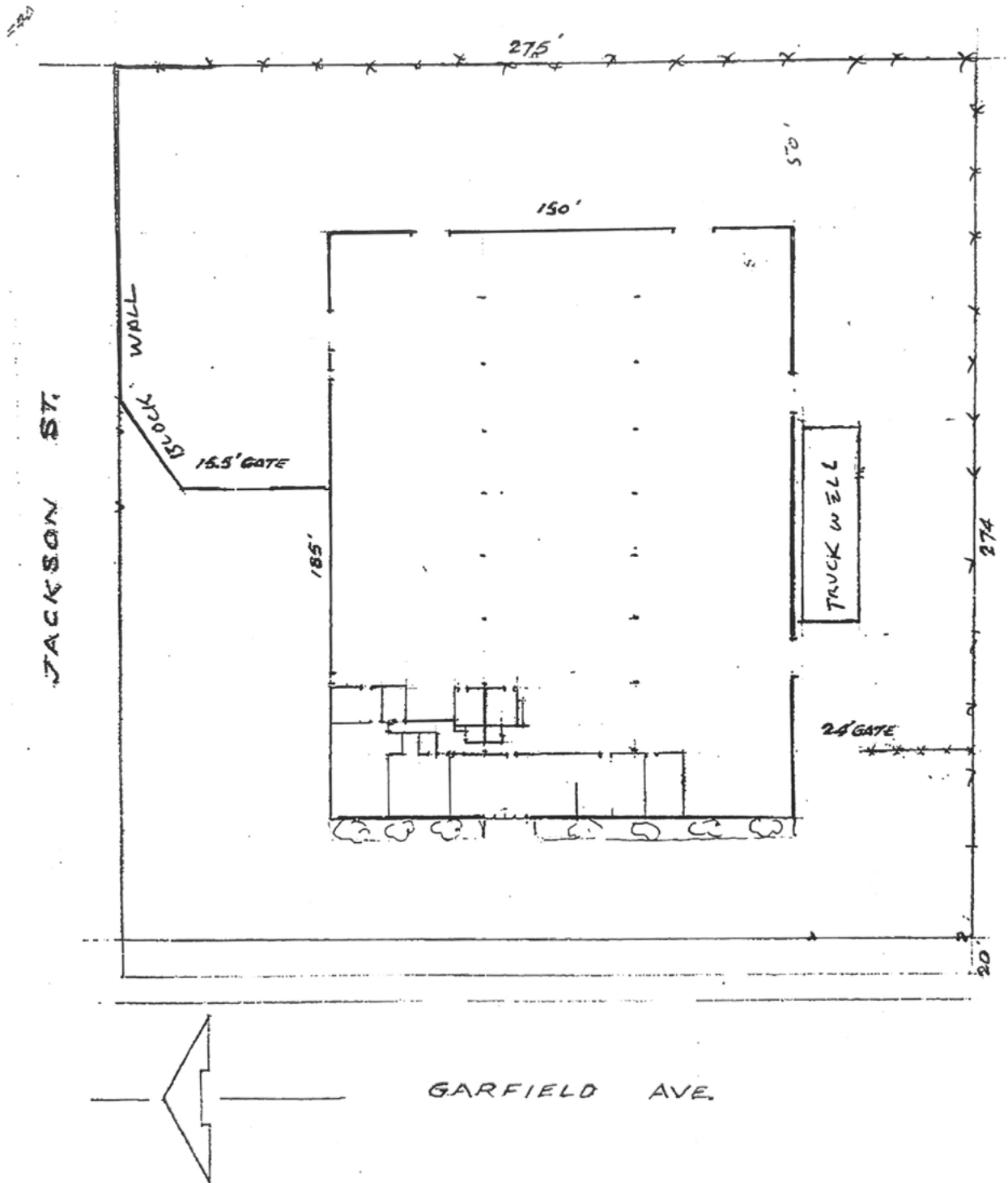
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FLOOR PLAN (NOT DRAWN TO SCALE)



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