

Available Unit – 1801 Highland, Unit C  
± 11,448 sf

Highland Industrial Center  
Outstanding Duarte Location  
Dock High Loading  
Immediate Access to (210) & (605)



## INDUSTRIAL UNIT - FOR LEASE

HIGHLAND INDUSTRIAL CENTER

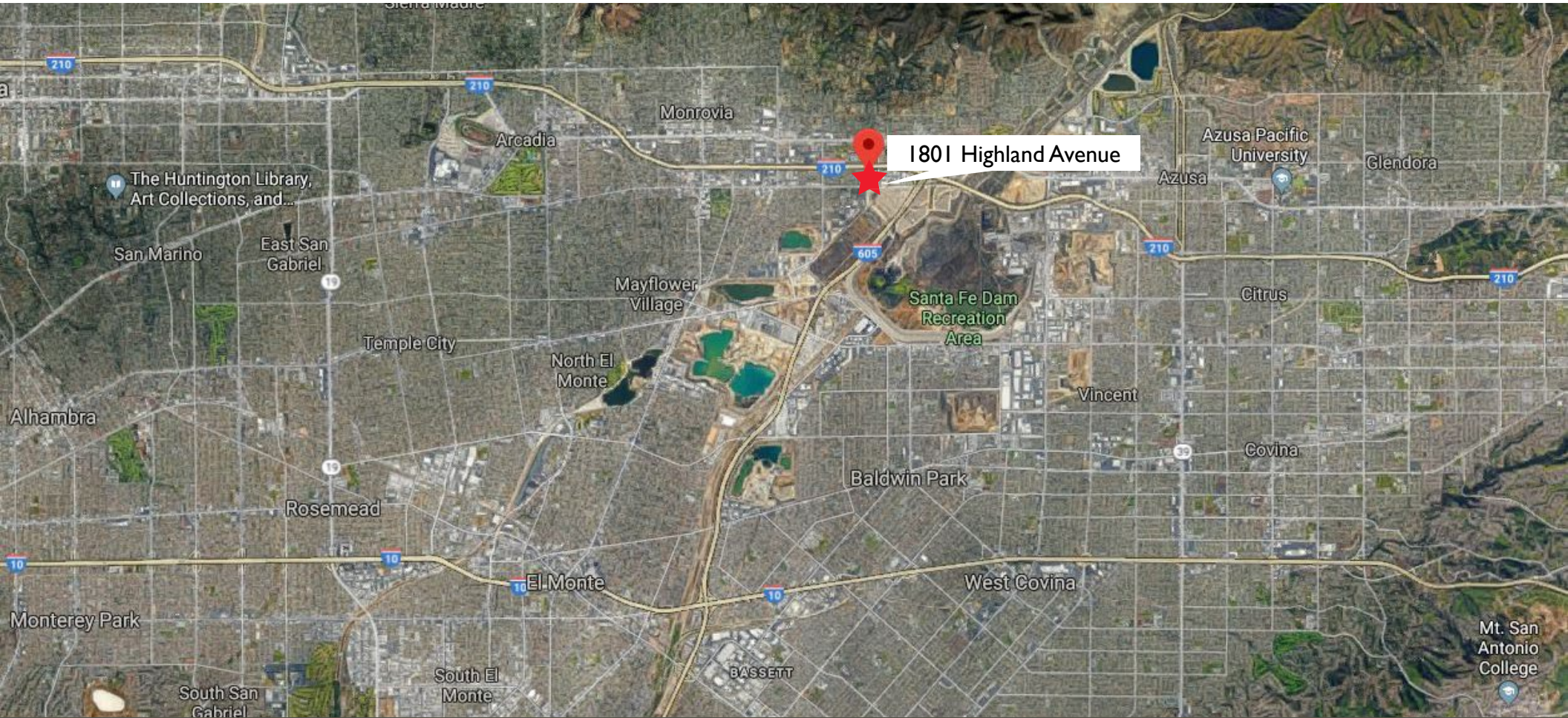
1801 Highland Avenue | Duarte, CA





# PROPERTY FEATURES

1801 Highland Avenue



## PROPERTY HIGHLIGHTS

- Outstanding Duarte Location
- Immediate (210) & (605) Access
- Institutionally Managed Business Park
- Dock High Loaded Units
- 16-22' Minimum Clear Height
- Calculated Sprinkler System (.33/3000)
- Newly Refurbished Offices
- Low CAM Fees

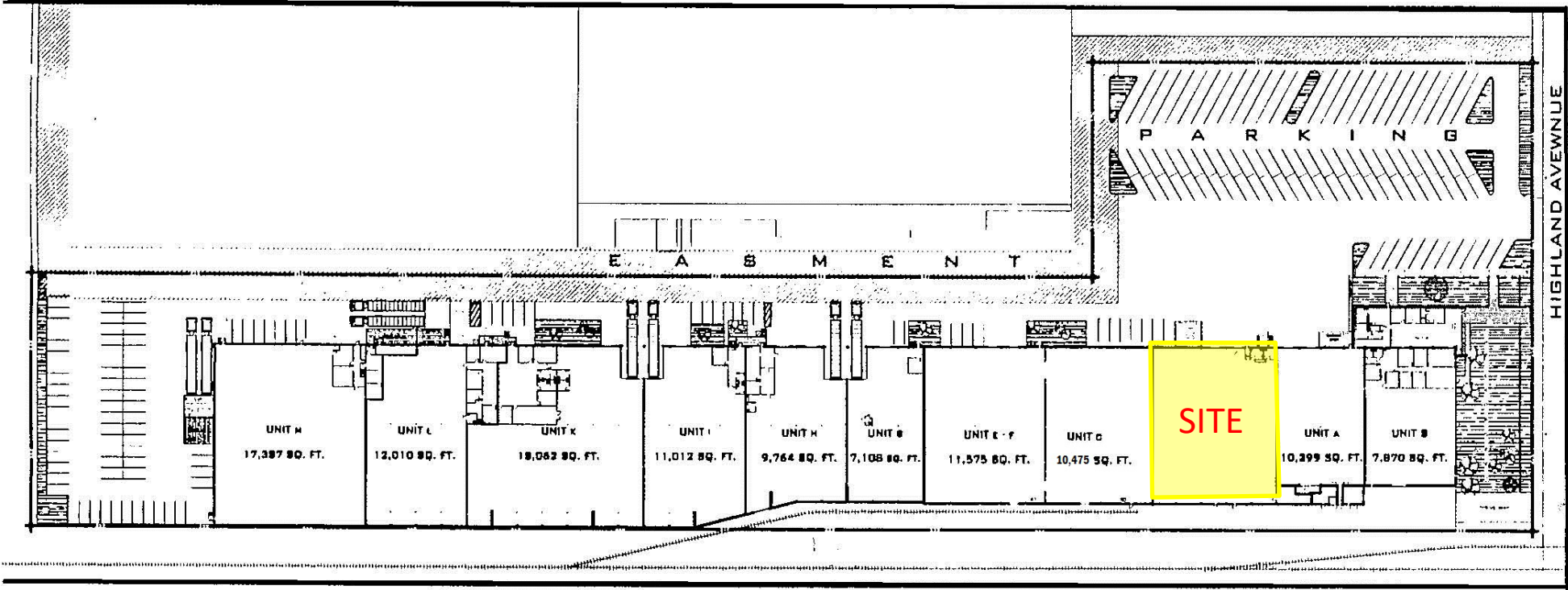
## AVAILABLE UNITS

UNIT	SIZE	OFFICE	LOADING	AVAILABLE
1801 C	11,448 SF	1,280 SF	2 DH	June 1, 2025



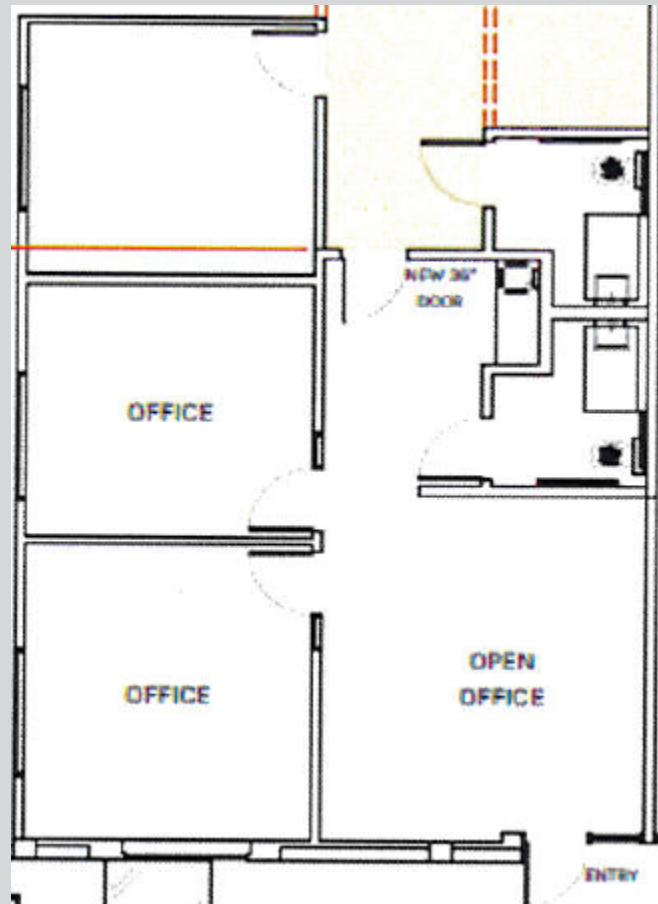
# HIGHLAND BUSINESS CENTER PLAN

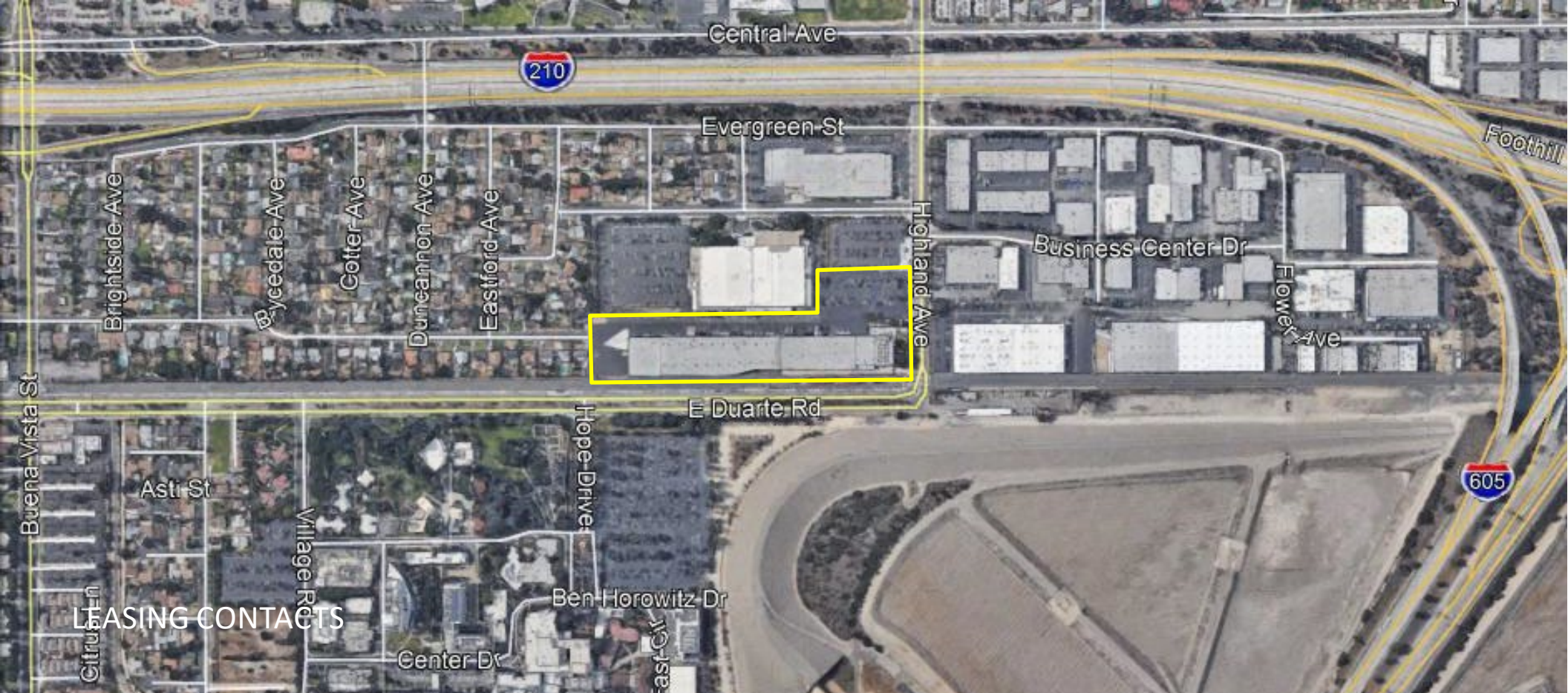
1801 Highland Avenue



# HIGHLAND BUSINESS CENTER UNIT C OFFICE PLAN

1801 Highland Avenue





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