



Valley Blvd Plaza

15136 Valley Blvd, La Puente, CA 91746



Byron Ng

Moon Realty Pasadena

1639 E Washington Blvd, Pasadena, CA 91104

byron@moonrealtyca.com

(626) 689-3055



Valley Blvd Plaza

\$24.00 /SF/YR

This well-maintained industrial park offers a professional and secure environment designed to support a wide range of business operations. The property features clean, modern architecture with excellent curb appeal, creating a strong first impression for clients and employees alike.

Tenants benefit from functional warehouse layouts, convenient grade-level access, and clear-span interiors that allow for efficient storage, production, and distribution. The park is thoughtfully designed with wide drive aisles to accommodate smooth vehicle circulation and daily operations.

Security...

- Modern architecture with excellent curb appeal
- Clear-span interior for flexible operations
- Grade-level access and wide drive aisles for easy circulation
- On-site surveillance and exterior lighting for security
- Prime industrial corridor with quick access to major routes



Rental Rate:	\$24.00 /SF/YR
Property Type:	Industrial
Center Type:	Business Park
Gross Leasable Area:	14,213 SF
Walk Score ©:	58 (Somewhat Walkable)
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor Ste B

Space Available	2,100 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	TBD
Office Size	700 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 5 Years

Are you searching for the perfect location to expand your business operations? Look no further! We invite you to explore our exceptional commercial warehouse space available for lease. This versatile industrial facility is designed to meet the needs of businesses of all sizes, offering a prime location, modern amenities, and a host of features tailored to support your success. Key Features:

Strategic Location: Our warehouse is strategically located in the heart of City of Industry, providing easy access to major highways, ports, and transportation hubs. This prime location ensures efficient logistics and convenient connectivity to your suppliers and customers.

Ample Space: With [+/-] 2,100 square feet of flexible floor space, this warehouse can accommodate a wide range of business activities, from storage and distribution to manufacturing and more. The open layout allows for efficient use of space, and customizable configurations are available to suit your specific requirements.

Modern Infrastructure: This state-of-the-art facility is equipped with the latest infrastructure and technology to support your operations. High ceilings, security systems, and efficient climate control ensure your inventory is safe and well-maintained.

Loading Dock and Accessibility: One loading dock makes loading and unloading a breeze. The facility is designed to accommodate various types of vehicles and equipment, ensuring smooth logistical operations.

Security: Your assets are our priority. Our warehouse is equipped with private security surveillance and access control systems to provide you with peace of mind.

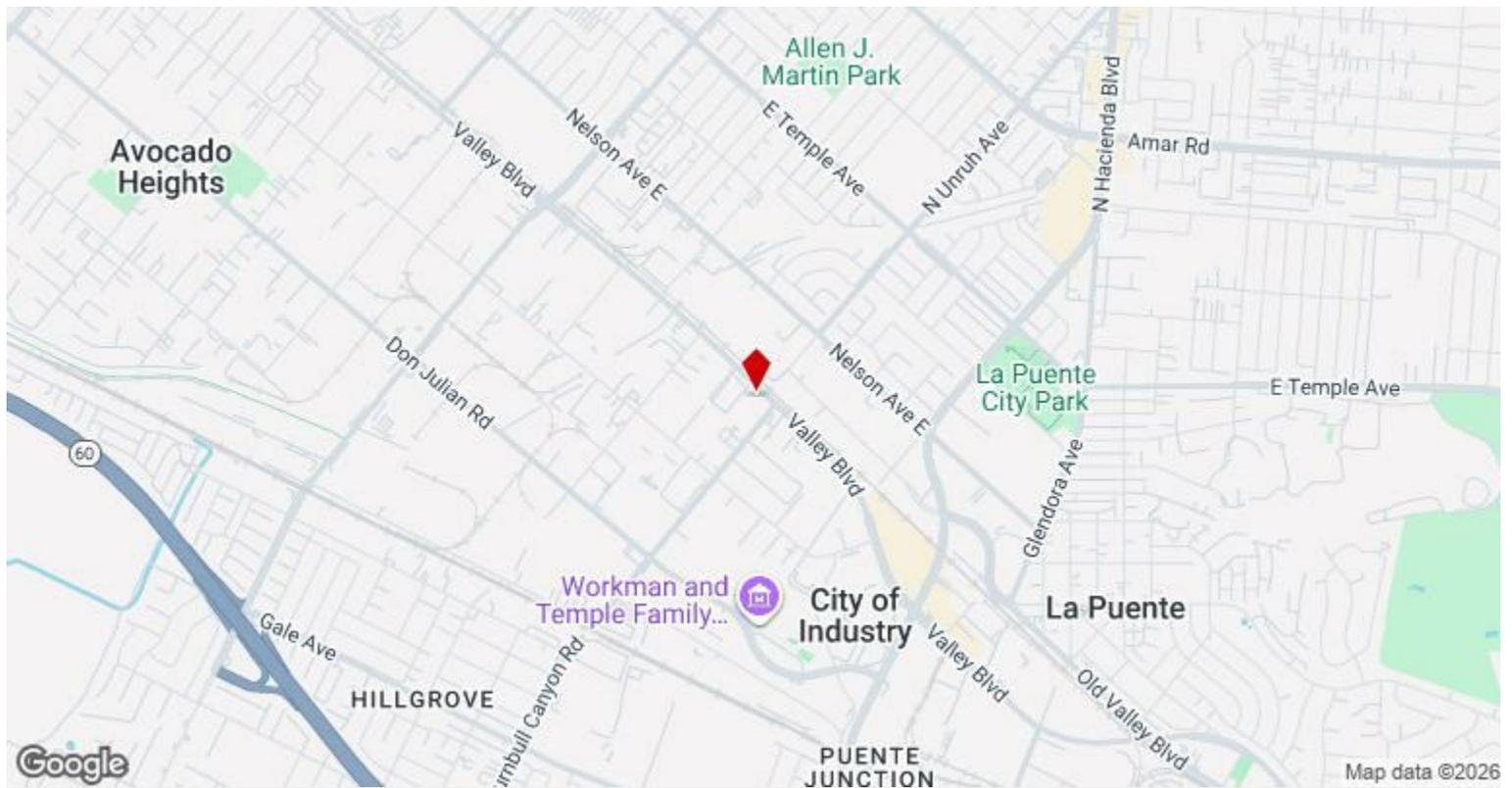
Office Space: In addition to the warehouse space, we offer two dedicated office areas with one lobby area within the unit with one bathroom, allowing you to manage your operations efficiently on-site.

Professional Management: Our experienced property management team is committed to providing exceptional service and addressing your needs promptly, ensuring a seamless leasing experience. Don't miss this opportunity to secure a modern commercial warehouse space that aligns perfectly with your business goals. Contact us today to schedule a viewing and explore how this space can elevate your business to new heights. Your success starts here!

**** Utilities including: electricity and water charges, power, communications, telephone and data charges, trash, gas and any other interior expenses incurred, shall be borne and paid by Lessee. **** The maintenance of the Premises including the following shall be borne and paid by the Lessor: *Janitorial and Pest Control Services *Garbage Removal *Grease Traps, Drainage and Pipe Maintenance *Parking Maintenance *Lawn Maintenance *Snow Removal *HVAC Maintenance *Repairs other than Minor Repairs as defined herein ** NO OVERNIGHT PARKING

Major Tenant Information

Tenant	SF Occupied	Lease Expired
CarsCo Trading Inc & TedCos	-	
Church Group	-	
Davser Collision Center, INC.	-	
DREAMWISEGLOBE INC.	-	
Innovative Wrap	-	



15136 Valley Blvd, La Puente, CA 91746

This well-maintained industrial park offers a professional and secure environment designed to support a wide range of business operations. The property features clean, modern architecture with excellent curb appeal, creating a strong first impression for clients and employees alike.

Tenants benefit from functional warehouse layouts, convenient grade-level access, and clear-span interiors that allow for efficient storage, production, and distribution. The park is thoughtfully designed with wide drive aisles to accommodate smooth vehicle circulation and daily operations.

Security and peace of mind are prioritized with exterior lighting and on-site surveillance, while the overall layout promotes privacy, efficiency, and a professional atmosphere. Located in a prime industrial corridor, the park provides quick access to major transportation routes, making it an ideal hub for local and regional businesses.

This is an excellent opportunity for companies seeking a clean, flexible, and well-positioned industrial space that enhances both operational efficiency and brand presence.