

17760 Rowland St. Rowland Heights, CA 91748



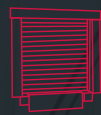
BUILDING AREA

±46,700 Sq Ft



OFFICE AREA

±8,664 Sq Ft



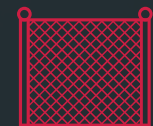
DH LOADING

Three (3)



GL LOADING

One (1)



YARD

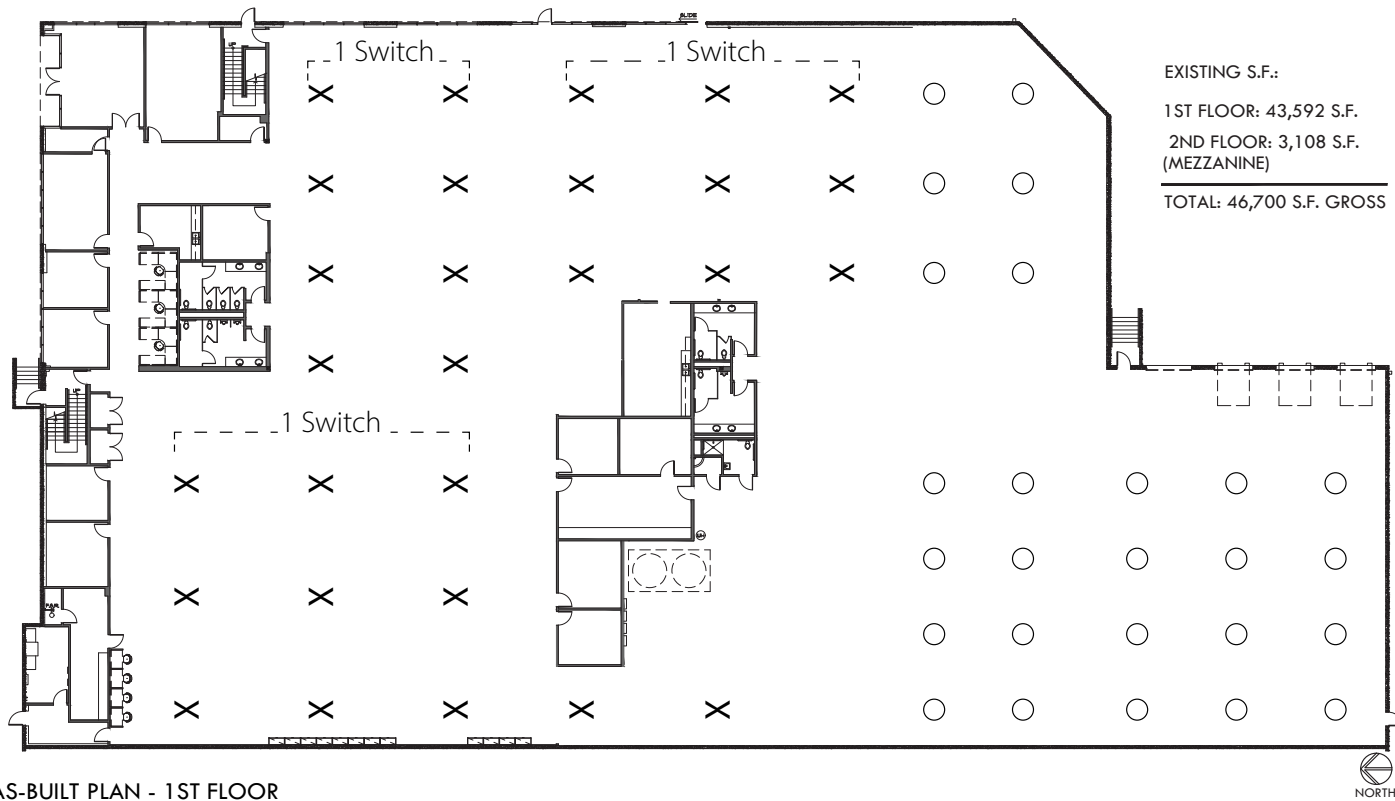
Fenced



Property Characteristics

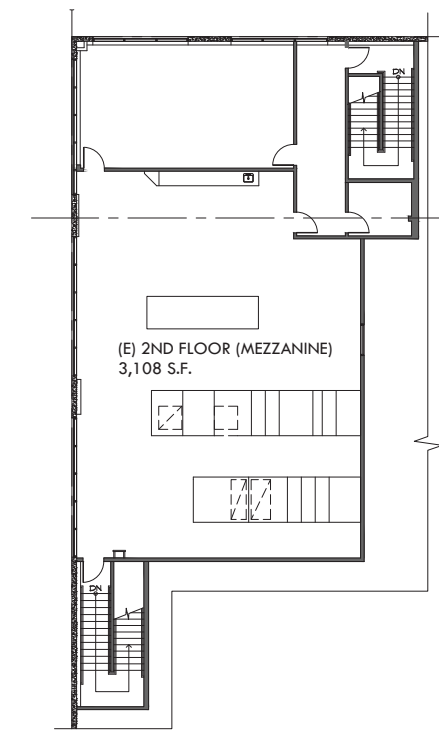
The Property:	17760 Rowland Street Rowland Heights, CA 91748
Building	±46,700 Sq Ft
Office	±8,664 Sq Ft
Land	±2.15 AC
Year Built	1998
Property Use	Light Industrial
Parking	94 Spaces
Dock High Position(s)	Three (3)
Ground-Level Door(s)	One (1)
Sprinklers	Wet-Pipe Sprinkler System
APN	8264-010-034
Fire Alarm	Central System w/ Outside Dialer
Yard	Fenced & Secured
Zoning	I - Industrial District

Site & Floor Plans



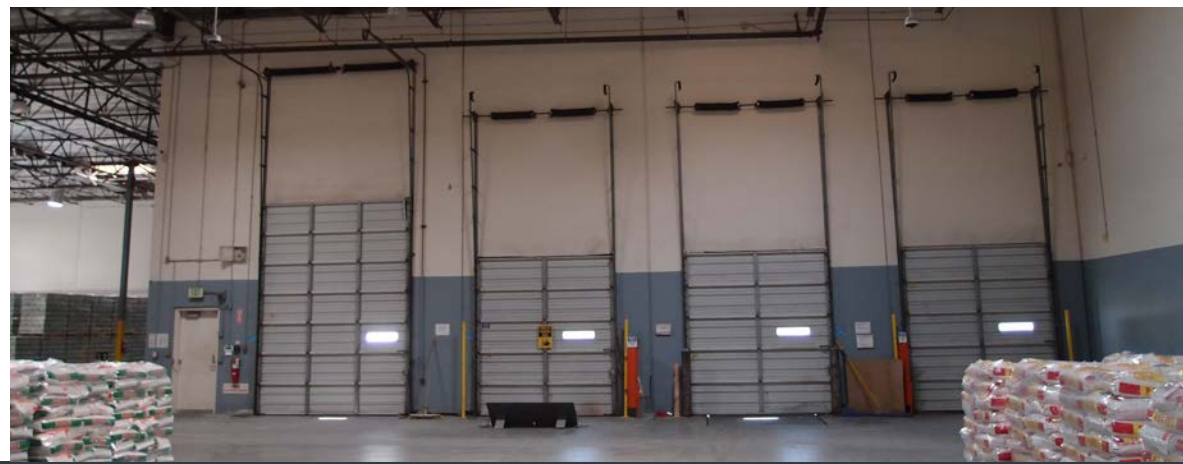
AS-BUILT PLAN - 1ST FLOOR

EXISTING S.F.:
1ST FLOOR: 43,592 S.F.
2ND FLOOR: 3,108 S.F.
(MEZZANINE)
TOTAL: 46,700 S.F. GROSS



2ND FLOOR
(MEZZANINE)
AS-BUILT PLAN

1ST FLOOR AS-BUILT PLAN
"O" Existing Warehouse Lights
"X" New Added Warehouse Lights



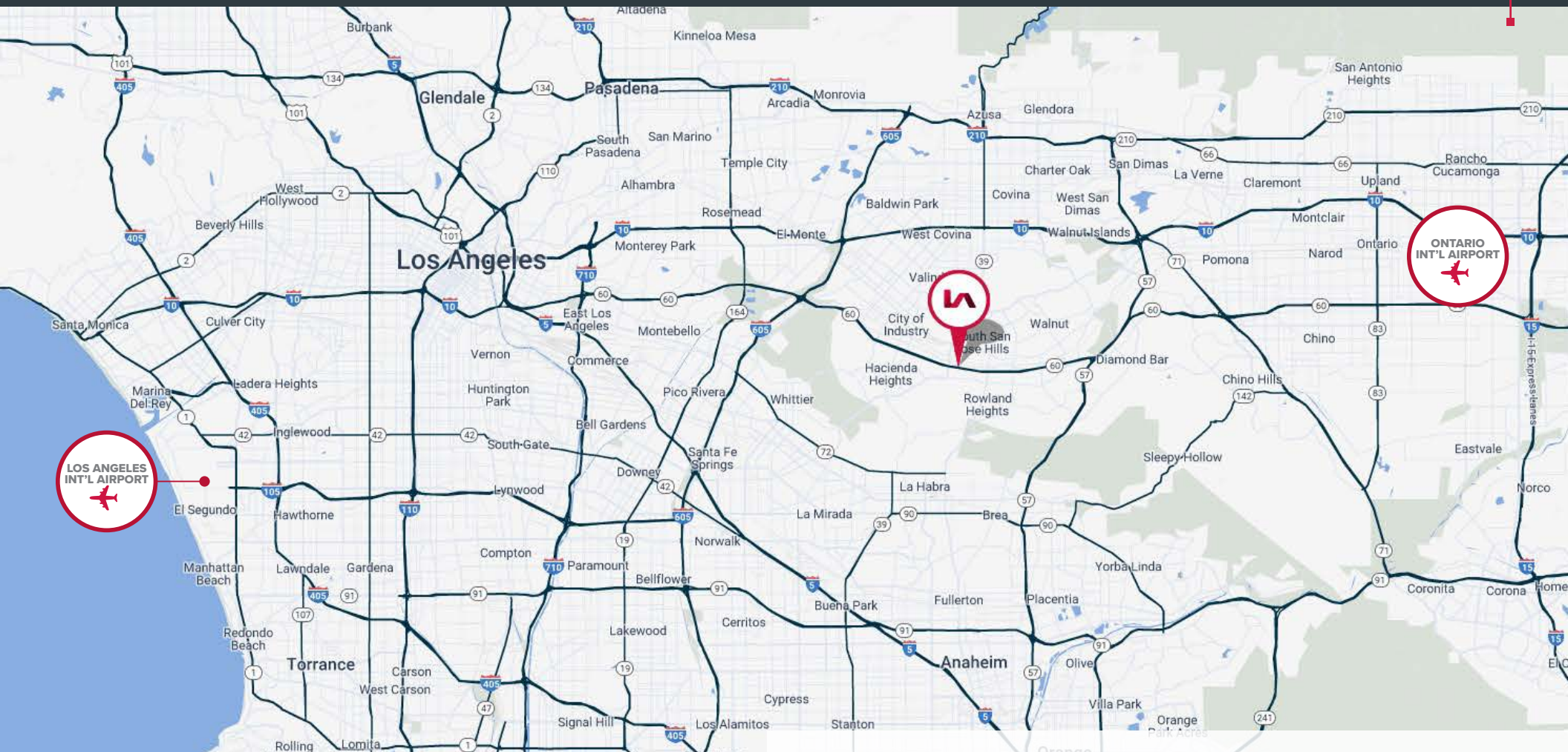
Property Photos

17760 Rowland Street
Rowland Heights, CA



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FREEWAY ACCESS

Legend	
	110 Freeway - 40 Miles
	91 Freeway - 32 Miles
	405 Freeway - 43 Miles
	710 Freeway - 41 Miles
	10 Freeway - 13 Miles
	5 Freeway - 25 Miles

AIRPORTS / PORTS

Legend	
	LAX Airport - 61 Miles
	Ontario Airport - 40 Miles
	Port of Los Angeles - 62 Miles
	Port of Long Beach - 62 Miles



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