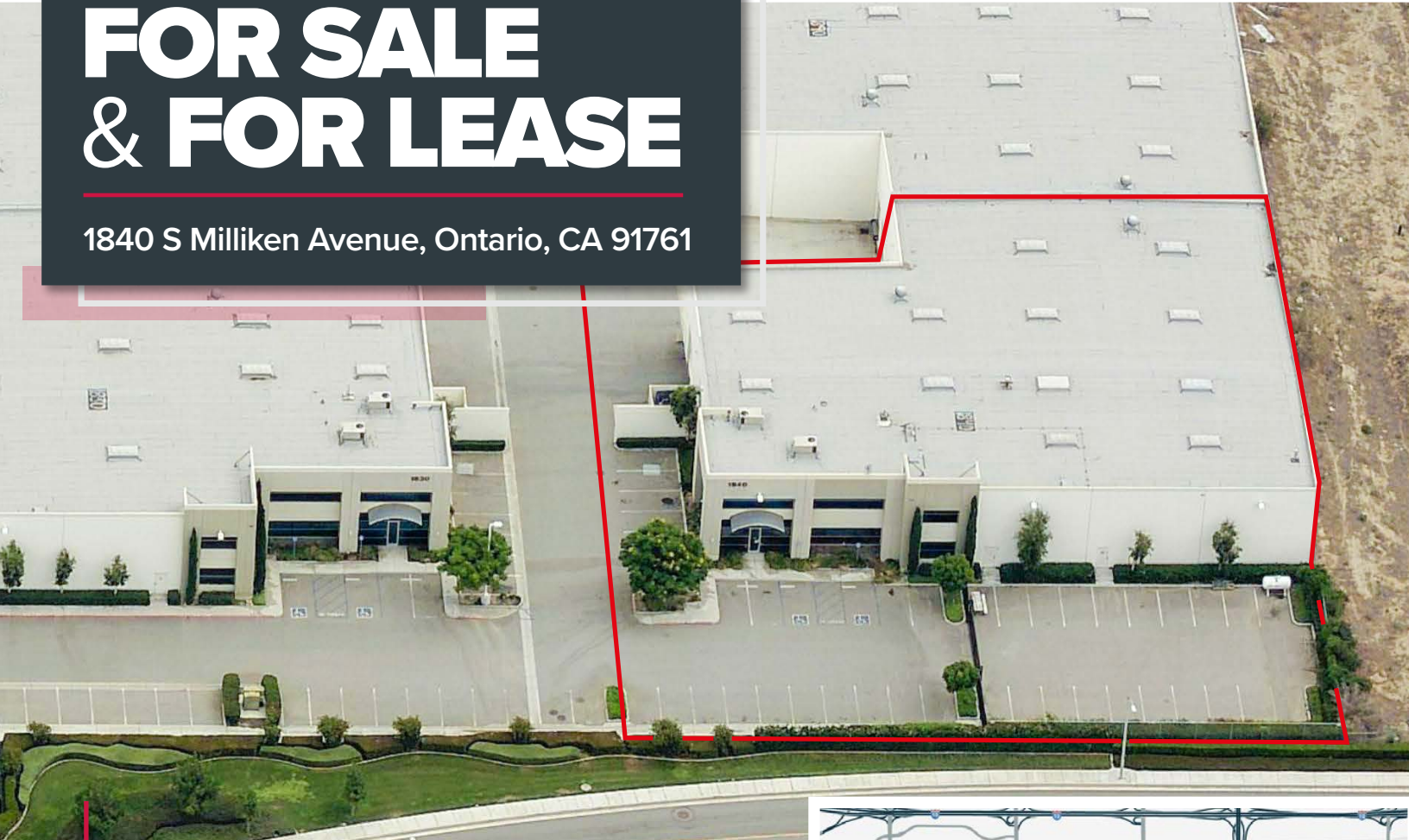


INDUSTRIAL BUILDING

# FOR SALE & FOR LEASE

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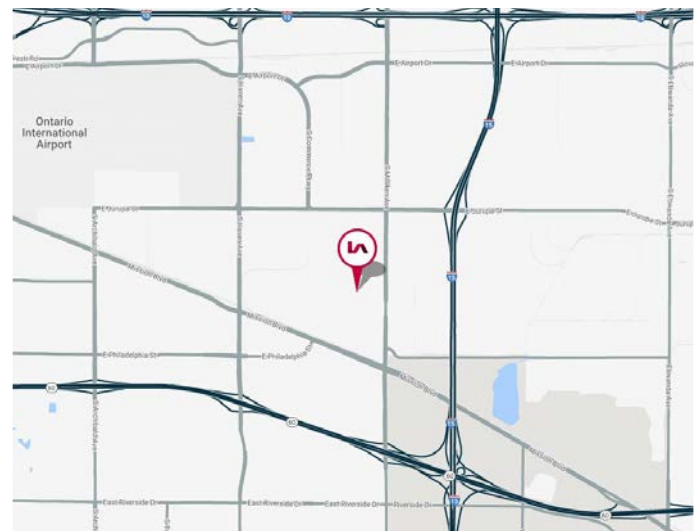


## PROPERTY HIGHLIGHTS

- Gated and Fenced Yard
- Quiet and Clean Business Park Environment
- Easy Access to the 60, 10 and 15 Freeways

## PROPERTY DETAILS

Building: .....	±21,505 SF
Office Size: .....	±2,859 SF
Clear Height: .....	22' - 24'
Dock Doors: .....	2
Ground Level Doors: .....	1



<b>Sale Price</b>	<b>\$7,550,000</b>
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<b>Lease Rate</b>	<b>\$1.40 PSF Gross</b>
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[www.lee-associates.com](http://www.lee-associates.com)



Justin Chiang | Vice President  
 License: 01903437  
 (626) 701-2401  
[jchiang@lee-associates.com](mailto:jchiang@lee-associates.com)

Trauger Ralston  
 License: 01731383  
 (310) 965-1742  
[tralston@lee-associates.com](mailto:tralston@lee-associates.com)

Lee & Associates | Corp. ID # 01125429  
 13181 Crossroads Pkwy. N, Suite 300  
 City of Industry, CA 91746  
 P (562) 599-7500

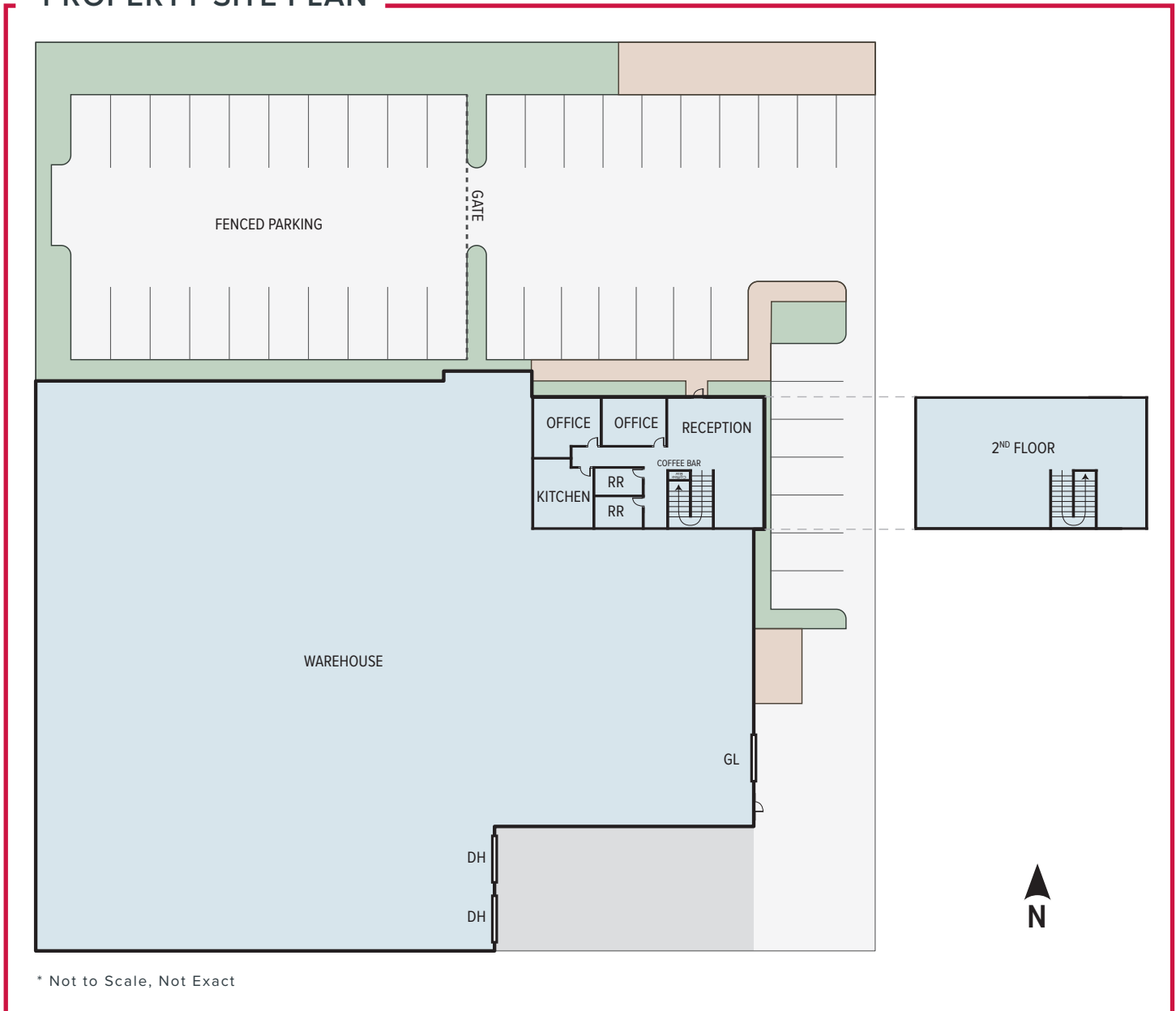
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## PROPERTY SITE PLAN

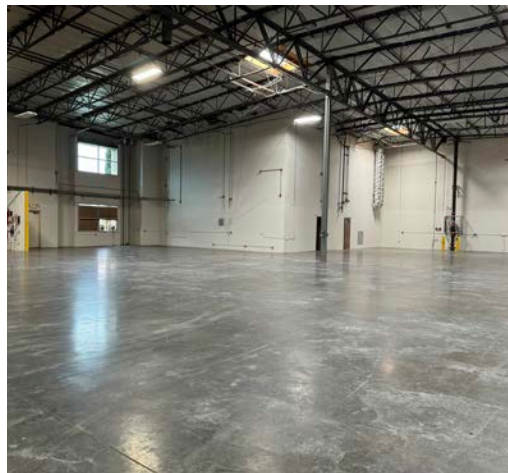


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(626) 701-2401  
jchiang@lee-associates.com

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