

3 INDUSTRIAL CONDOS AVAILABLE  
IN GRAN COVINA BUSINESS PARK

**FOR SALE/LEASE**



± 65,311 SF INDUSTRIAL CONDOS  
745, 771, & 801 East Edna Place  
COVINA | CA 91723

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**FOR SALE/LEASE**  
**745, 771, & 801**  
East Edna Place

SITE



**EDNA PLACE**

**GRAND AVENUE**

Google



**±65,311 SF  
TOTAL**



**±2,856 - ±4,910 SF  
AVAILABLE**



**3 CONDOS  
MOVE-IN READY**



**22'  
CLEARANCE**



**HIGH IMAGE  
BUSINESS PARK**



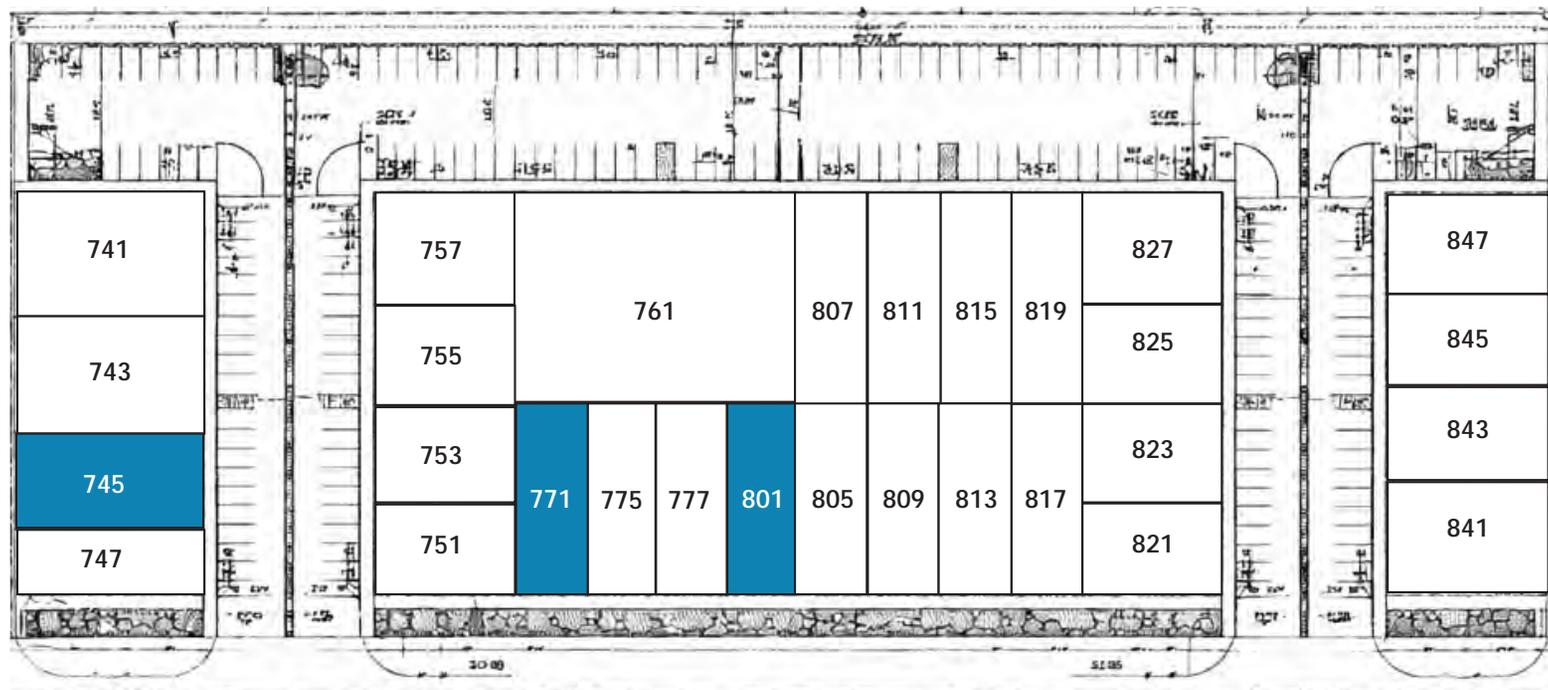
**\$1.65 PSF + CAM  
OR \$399 PSF**

# East Edna Place

# 745, 771 & 801

SITE PLAN

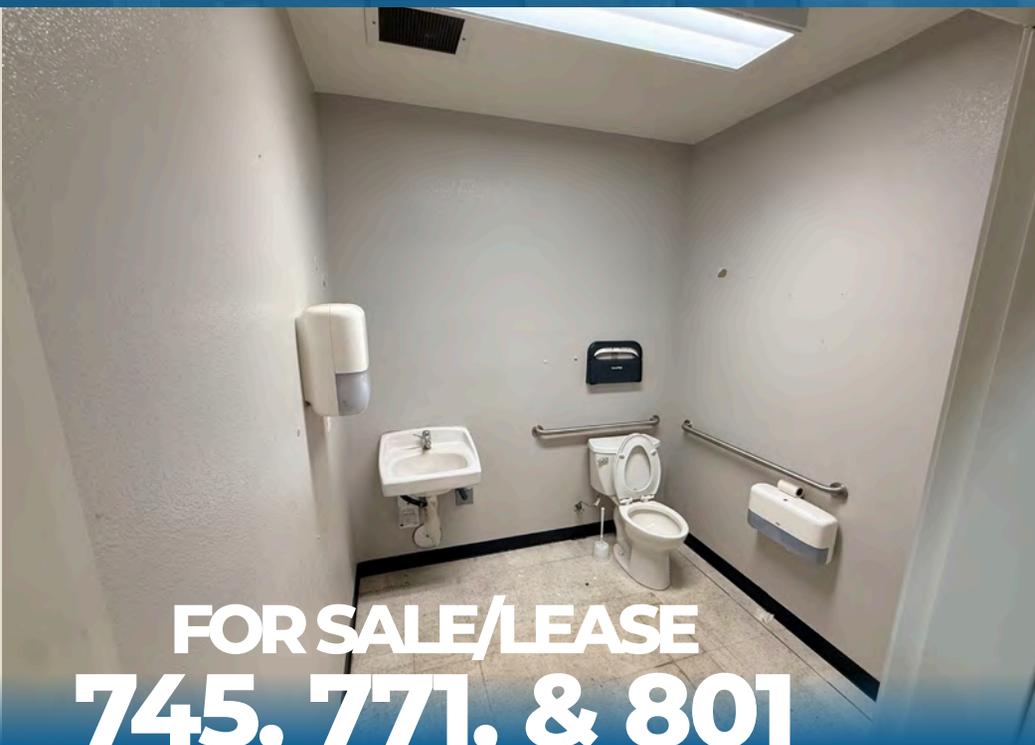
± 65,311 SF INDUSTRIAL CONDOS



EAST EDNA PLACE

\*NOT TO SCALE

ADDRESS	SIZE	FOR LEASE/SALE	DOORS	CLEAR HEIGHT	ZONING	RATE/PRICE
745 Edna Place	±4,910 SF	FOR LEASE	GL Roll Up	22'	M1	\$1.65 PSF + CAM
771 Edna Place	±2,856 SF	FOR SALE/LEASE	N/A	22'	M1	\$1.65 PSF + CAM or \$399 PSF
801 Edna Place	±2,856 SF	FOR SALE/LEASE	N/A	22'	M1	\$1.65 PSF + CAM or \$399 PSF



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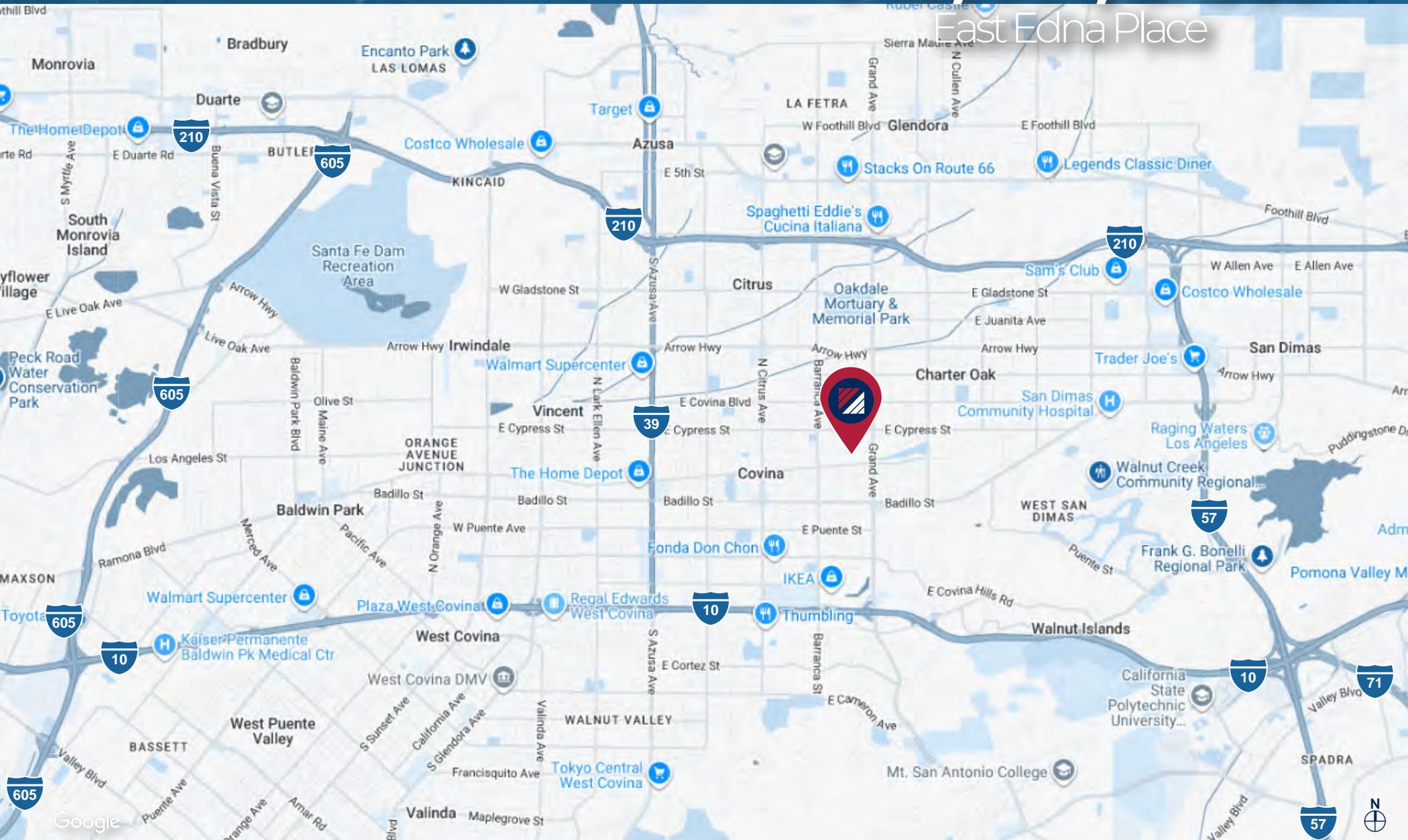
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AMENITIES MAP

± 65,311 SF INDUSTRIAL CONDOS

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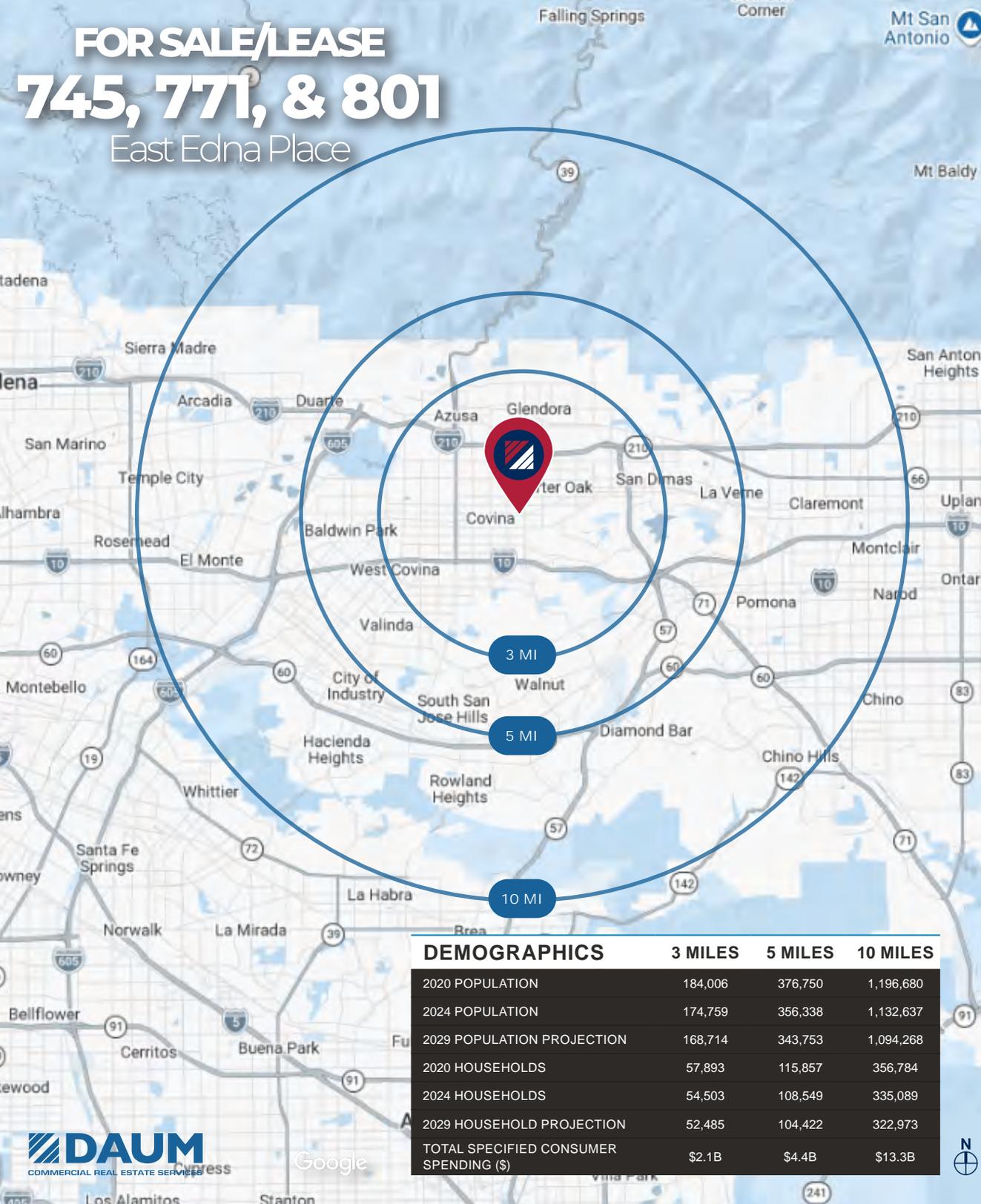
East Edna Place



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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2020 POPULATION	184,006	376,750	1,196,680
2024 POPULATION	174,759	356,338	1,132,637
2029 POPULATION PROJECTION	168,714	343,753	1,094,268
2020 HOUSEHOLDS	57,893	115,857	356,784
2024 HOUSEHOLDS	54,503	108,549	335,089
2029 HOUSEHOLD PROJECTION	52,485	104,422	322,973
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$2.1B	\$4.4B	\$13.3B

## LOCATION + DRIVE TIME



CLOSE TO 10, 210 & 57  
FREEWAYS



28 MINUTES  
FROM DTLA



ONTARIO  
INTERNATIONAL  
AIRPORT  
31 MIN | 20.9 MI



COMMUTER RAIL

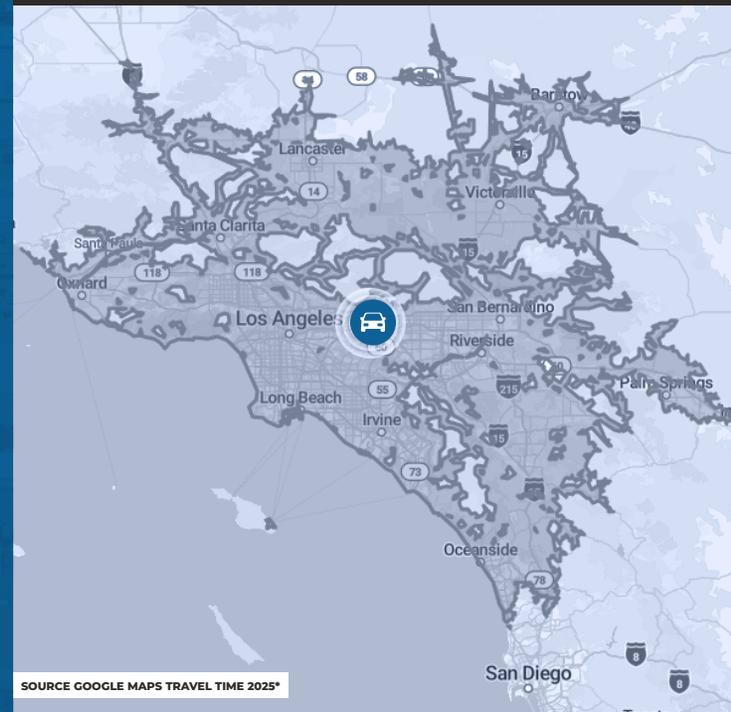
COVINA  
METROLINK  
5 MIN | 0.9 MI

LONG BEACH  
(DAUGHTERY FIELD)  
AIRPORT  
44 MIN | 32.5 MI

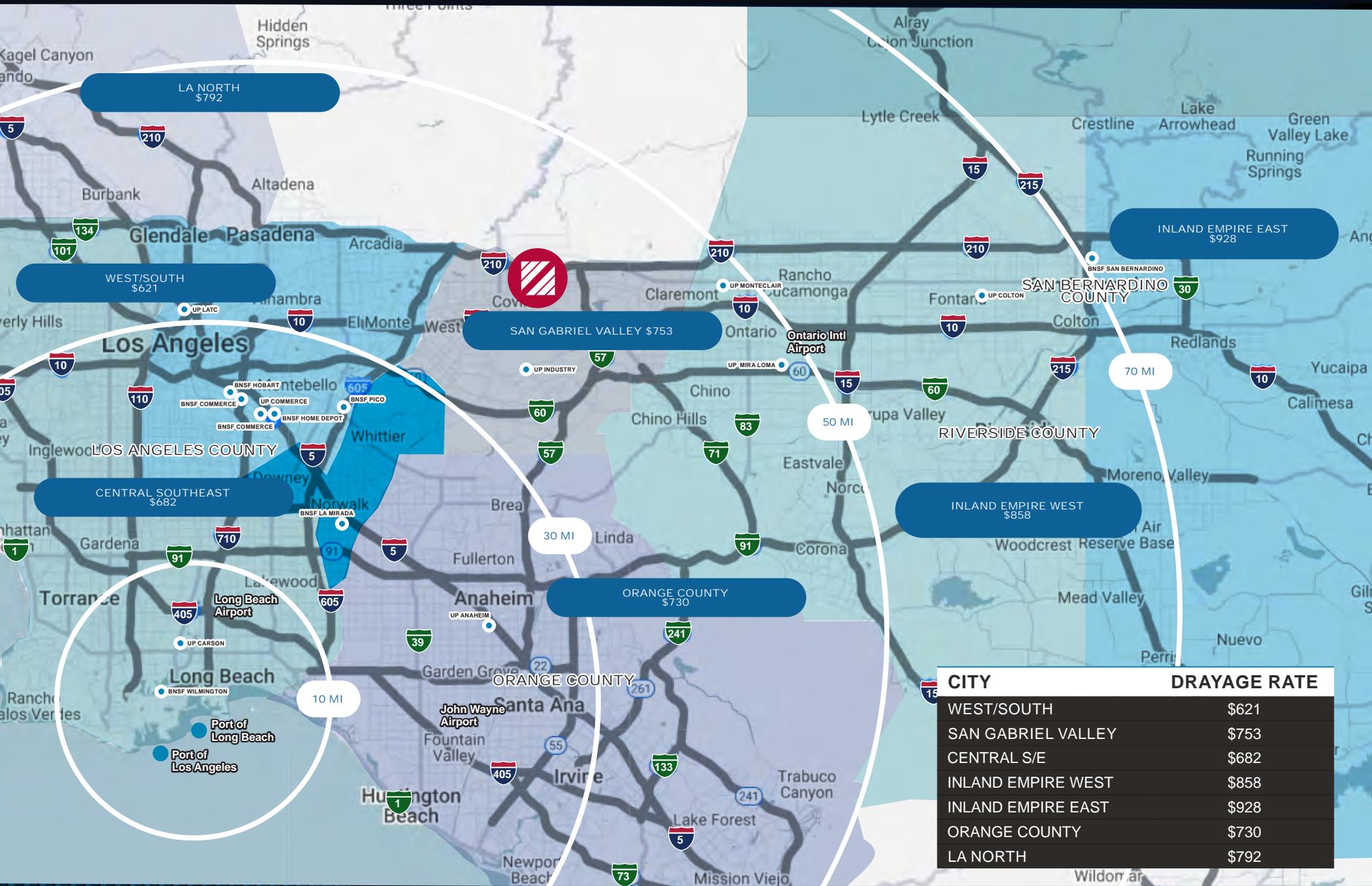
BALDWIN PARK  
METROLINK  
11 MIN | 5.3 MI

HOLLYWOOD  
BURBANK  
AIRPORT  
47 MIN | 35.4 MI

## TWO (2) HOURS 0 MIN RADIUS



# CONSIDERABLE DRAYAGE COST SAVINGS



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RATES INCLUDE BASE RATE, FUEL SURCHARGE, CHASSIS RENTAL - 4 DAYS



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## MEET THE LISTING TEAM

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