

**FOR
LEASE**

**16,150 SF
available**



OFFICE / FLEX BUILDING

2020 E Financial Way Glendora, CA



Shadd Walker ^{SIOR}

Sr. Executive Vice President
CA License No. 01253297
Direct: +1 213 532 3242
shadd.walker@colliers.com

Colliers International

505 North Brand Boulevard
Glendora, CA 91203
CA License No. 01908231
www.colliers.com

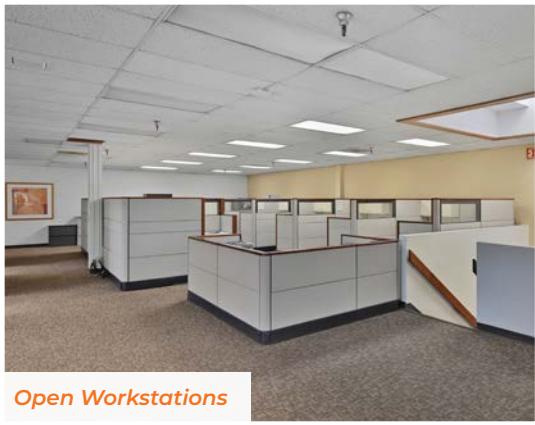
PROPERTY OVERVIEW



2020

E Financial Way, located in Glendora, California, is a standalone single tenant building with great exposure on the hard corner of Route 66 and Financial Way. It is currently built out for 100% office use but has the capability for a 4,366 SF warehouse with 24' clear height - ideal for flex/office use.

Property Address	2020 E Financial Way Glendora, CA
APN	8660-011-018
Property Type	Office / Flex Building
Building SF	16,150 SF
Land SF	40,934 SF (0.94 AC)
Year Built	1985
Parking	56 spaces
# of Floors	1 + Mezzanine
Clear Height	24'
Power	400 Amps 480V 3 Phase
Loading	(2) Ground level to be installed upon request
Zoning	GDC - RTB668P
Available SF	±16,150 SF TOTAL 1st floor - ±10,258 SF Mezzanine - ±5,892 SF Potential Warehouse - ±4,366 SF
Availability	September 2026
Lease Rate	\$2.25 PSF, Modified Gross



Open Workstations



Window Offices



Front of Building



Loading Doors



Mezzanine

FLOOR PLAN

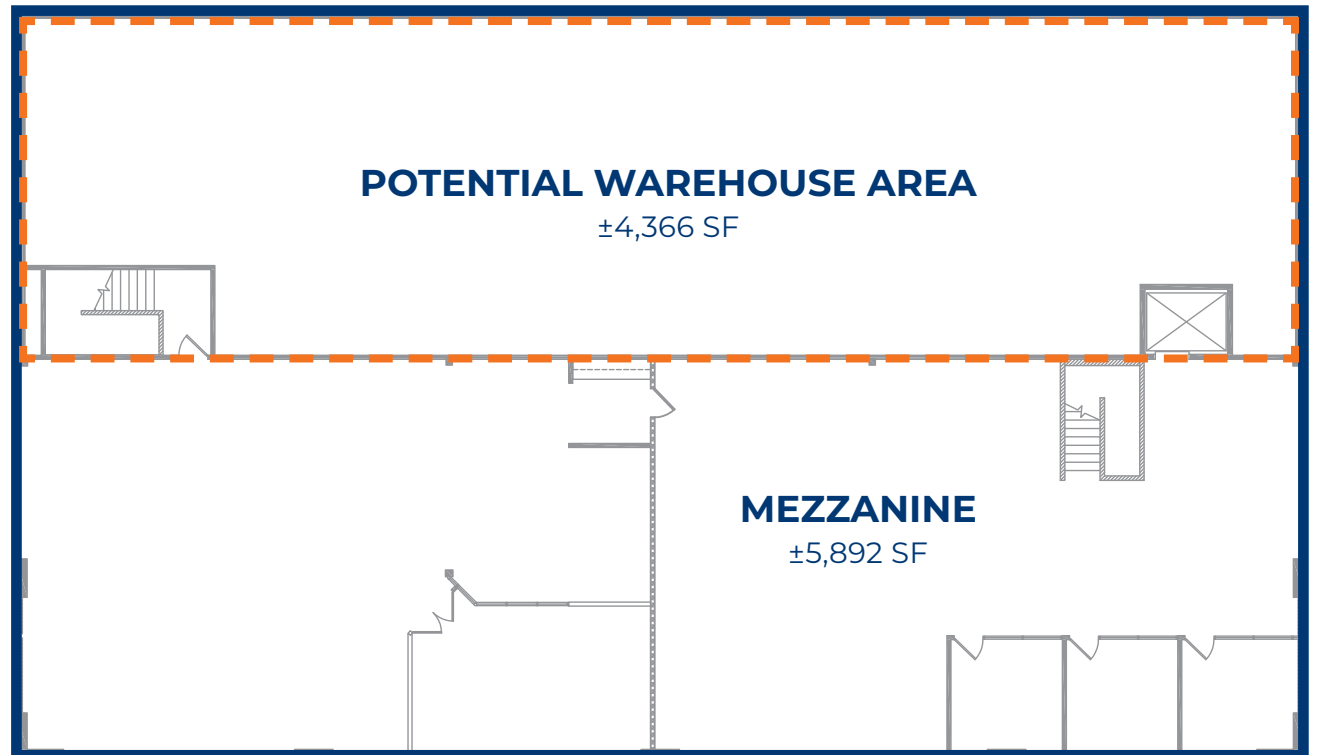
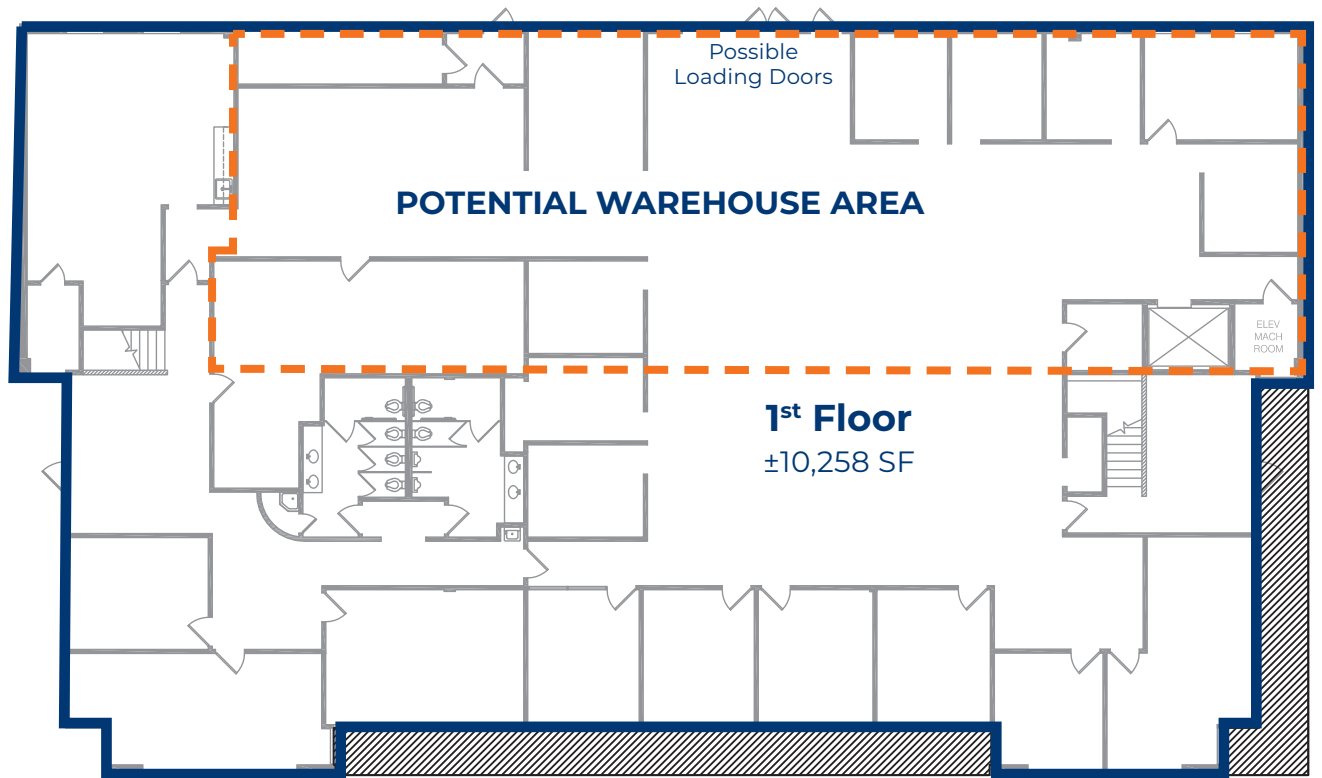
16,150 SF Available

1st Floor - 10,258 SF

Mezzanine - 5,892 SF

Potential Warehouse - 4,366 SF

Rate - \$2.25 PSF, Modified Gross





FOOTHILL BOULEVARD (Route 66)

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