



9,400 SF Industrial Space in Covina

1254 East Cypress Street Covina, CA 91724

- Approximately 1,500 SF of front office including a large open working area, two private offices, kitchenette and two restrooms.
- Open warehouse space with foil-insulation, four grade-level loading doors (10'x10'), 14-foot clear height and 1,200 Amp 240/120 Volt 3 Phase Power.
- Rear loading area to alley, fenced parking lot in front with ten parking spots allotted to this space.
- Zoned for light industrial which allows light manufacturing, assembly, distribution, warehousing and storage as well as ancillary uses. Please confirm use is permitted with the city of Covina.
- Prime location on Cypress between Grand and Glendora Avenue. Near Arrow Highway. Close access to the 210, 10 and 605 freeways.



Population Estimates

	2 Miles	5 Miles	10 Miles
Population (2024)	78,193	328,740	1,123,597
Average HH Income	\$109,993	\$113,854	\$109,254
Daytime Population	27,030	126,836	415,184

All information deemed reliable but not guaranteed. Tenant/ Buyer to verify square footage, zoning, use and other information.



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