

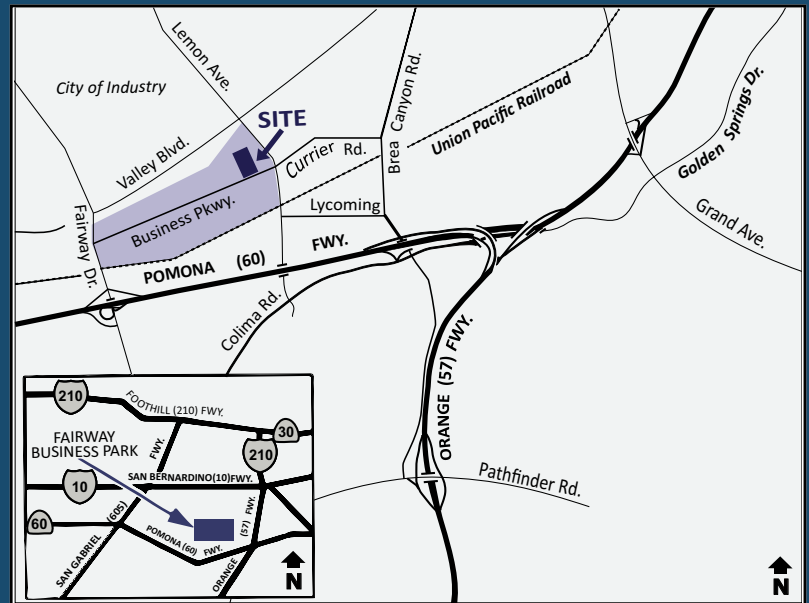
AVAILABLE FOR LEASE

20435-45 East Business Parkway, City of Industry, CA



BUILDING FEATURES

- Office: 8,000 Sq. Ft.
- Clearance: 26' @ 1st Column
- Sprinklers: .60 GPM/3,000 Sq. Ft.
- Loading:
24 Dock High
1 Ramp
- Power: 800 Amps, 277/480 Volt, 3 Ph, 4-Wire
Additional Conduit Installed for 1,600 Amp Capacity to One Service
- Parking: 256 Cars
- Union Pacific Rail Service: 4 Spots
- Warehouse Lighting: T-5 Fluorescent



For more information, please contact:

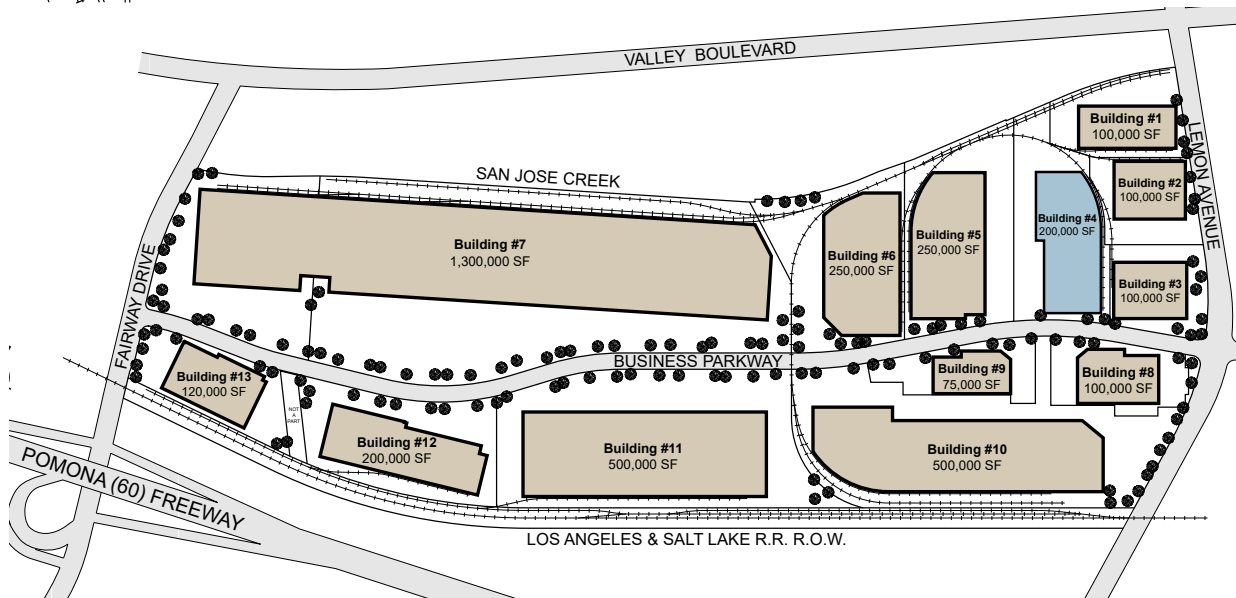
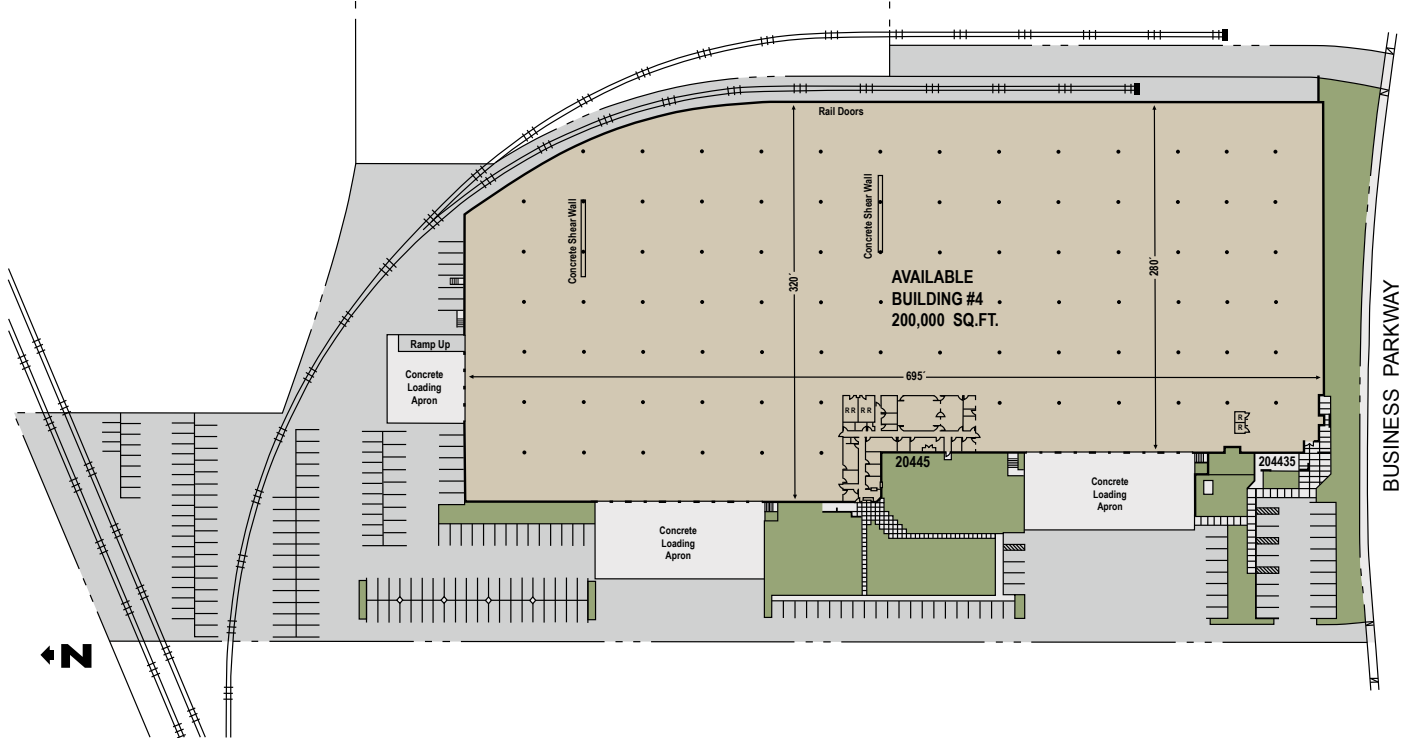
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SITE PLAN



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