

3,147 SF WAREHOUSE/OFFICE SPACE FOR LEASE

\$1.40 PSF Modified Gross Lease

576 N CITRUS AVE, UNIT C, COVINA, CA 91723

CURRENTLY OCCUPIED, AVAILABLE AFTER 4/30/24



Great for Creative, Auto, Warehouse or Storage Uses

- Prime commercial corridor with strong demographics
- Separated A/C Office Space
- Individual Bathroom specific to the unit
- Large open Work/Studio/Storage Space
- Easy access to the 210 & 10 Freeways
- Located adjacent to the Covina Metrolink Station
- One block up from the Covina commercial district
- Ample parking
- 23,758 SF Industrial warehouse

JACK DUNN

626.808.2192

jackdunn@theconwaycompany.com

LIC N° 02128200

SHERMAN SEVIDAL

213.240.5991

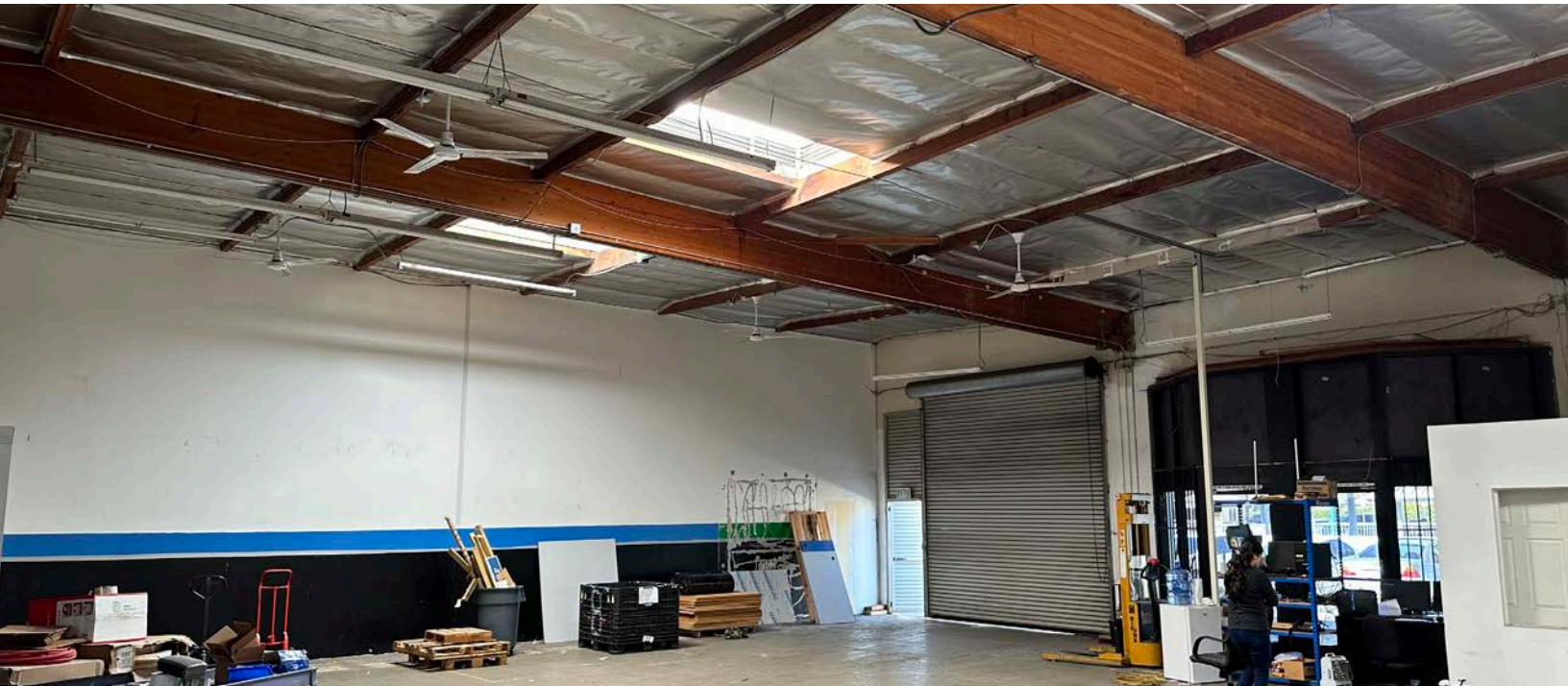
ssevidal@theconwaycompany.com

LIC N° 01422610

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

CONWAY REAL ESTATE SERVICES, INC.

REAL ESTATE ■ MANAGEMENT ■ BROKERAGE ■ INVESTMENT



**Items to be removed from space, Tenant still occupying space until 4/30/24*

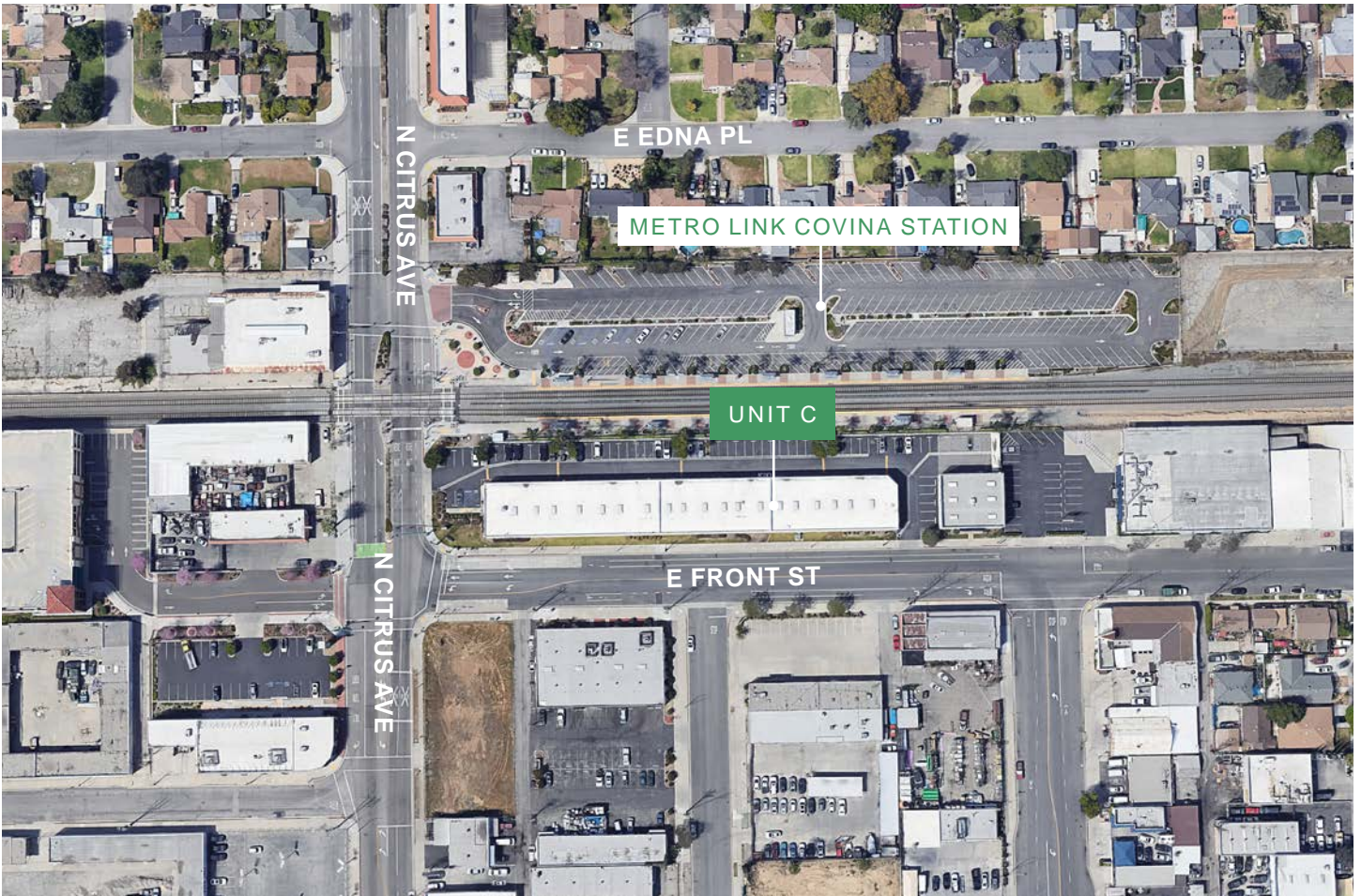
JACK DUNN
626.808.2192
jackdunn@theconwaycompany.com
LIC N° 02128200

SHERMAN SEVIDAL
213.240.5991
ssevidal@theconwaycompany.com
LIC N° 01422610

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

CONWAY REAL ESTATE SERVICES, INC.

REAL ESTATE ■ MANAGEMENT ■ BROKERAGE ■ INVESTMENT



JACK DUNN
 626.808.2192
 jackdunn@theconwaycompany.com
 LIC N° 02128200

SHERMAN SEVIDAL
 213.240.5991
 ssevidal@theconwaycompany.com
 LIC N° 01422610

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

CONWAY REAL ESTATE SERVICES, INC.
 REAL ESTATE ■ MANAGEMENT ■ BROKERAGE ■ INVESTMENT