

±10,860 SF Service Facility on ±2.21 Acres

2425 KELLA AVE, CITY OF INDUSTRY, CA

FOR LEASE



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Voit

REAL ESTATE SERVICES

3280 E. Guasti Road Suite 100, Ontario, CA 91761 • 909.545.8000

NEWMARK

3281 E. Guasti Road Suite 370, Ontario, CA 91761 • 714.264.3993

PROPERTY FEATURES



±10,860 SF Total Shop/Office Building



Immediate Freeway Access to 60 & 605



Ideal Service Center with Concrete & Paved Yard Area



Fenced, Lit and Well Secured on ±2.21 Acres



On-site Electrical Capacity:

3-Phase Service Rated at **994.7 kVA @ 0.95 Power Factor**



14 Truck EV Charging Stations:

14 Charging Stalls Rated Up to **180 kW Max** (Per Charger)



Dual Electrical Panel Setup for Flexibility:

Panel A: 1,200 Amps, 277/480 V Service (verify)

Panel B: Interior Service Bay Panel 400 Amps, 480/277 V Service (verify)



±20,000 Gallon Above Ground Diesel Fuel Tank



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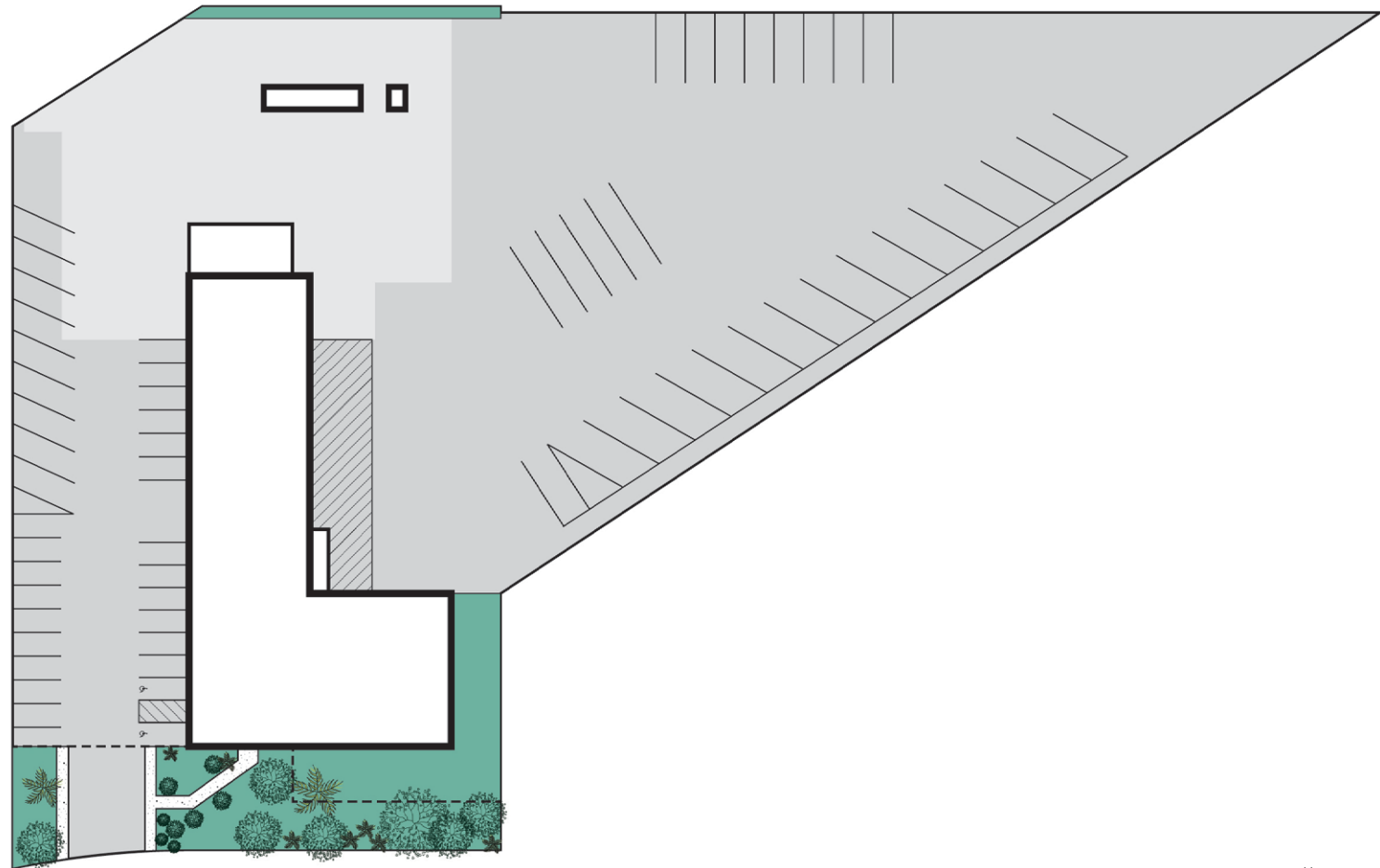


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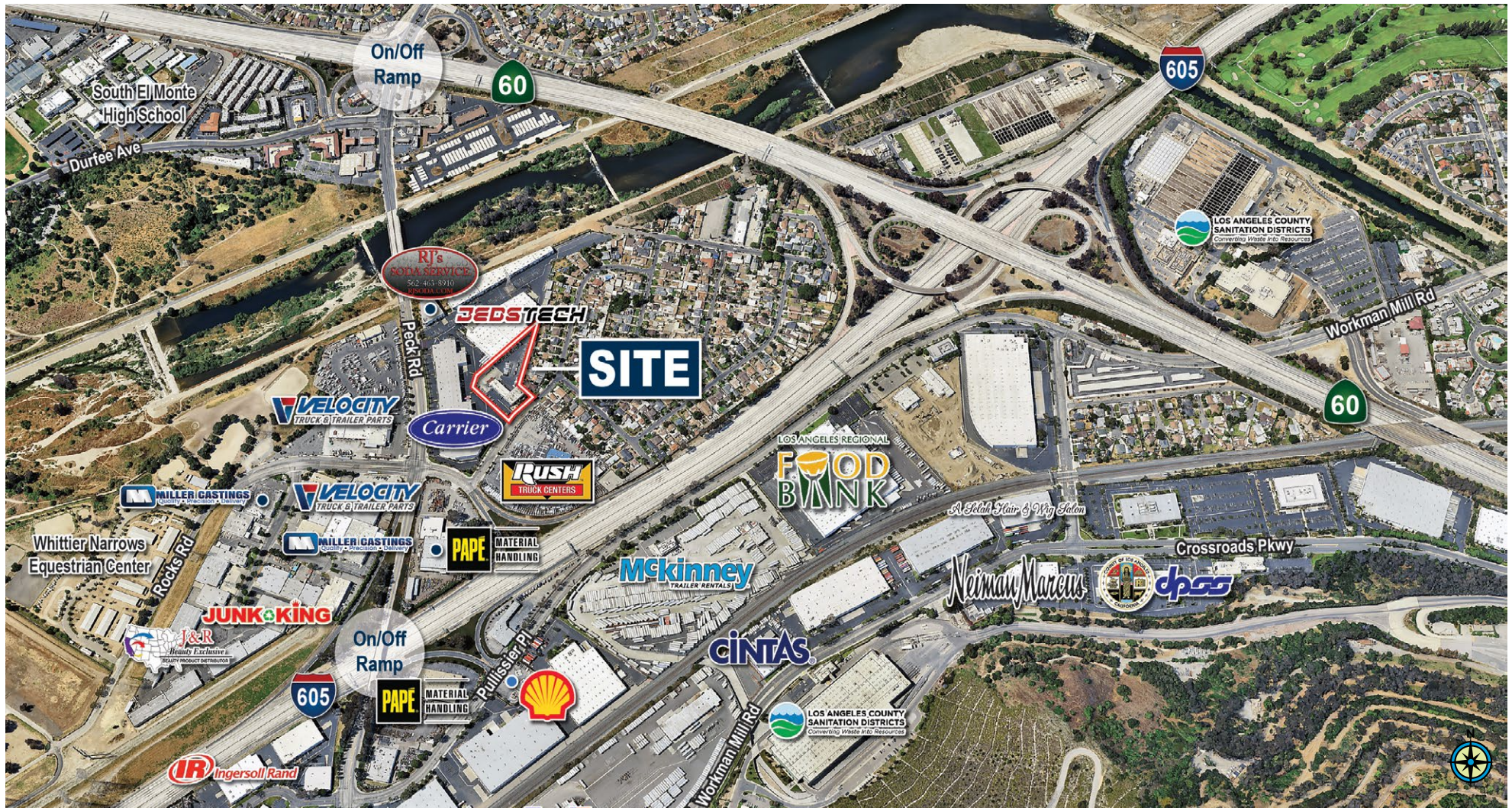


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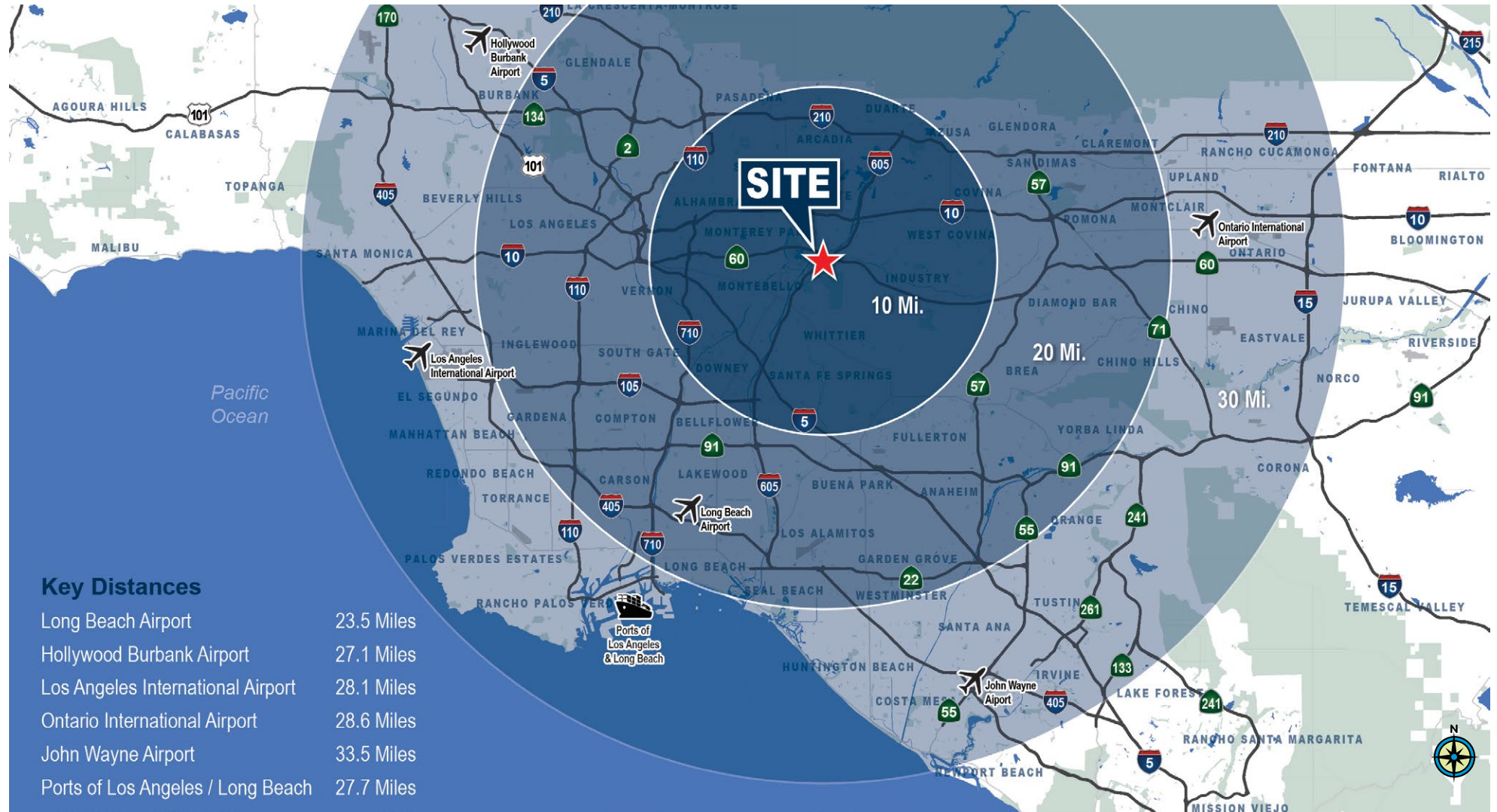


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