

FOR SUBLEASE

INDUSTRIAL BUILDING

AVAILABLE 62,680 SF

Lease term through January 31, 2029

14438 Don Julian Rd, City of Industry, CA



NATHAN LARA, SIOR
Managing Partner
714-723-1212
nathan@laracre.com
CA #01923385

JACK NERSESIAN
Partner
818-636-3460
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CA #01717556

lara

Property Highlights



Lease Area: 62,680 Square Feet



Office: ±13,985 SF



Dock High Door: 4



Clear Height: 24'



Building Size: Approx. 120,000 SF



Property Type: Industrial Building



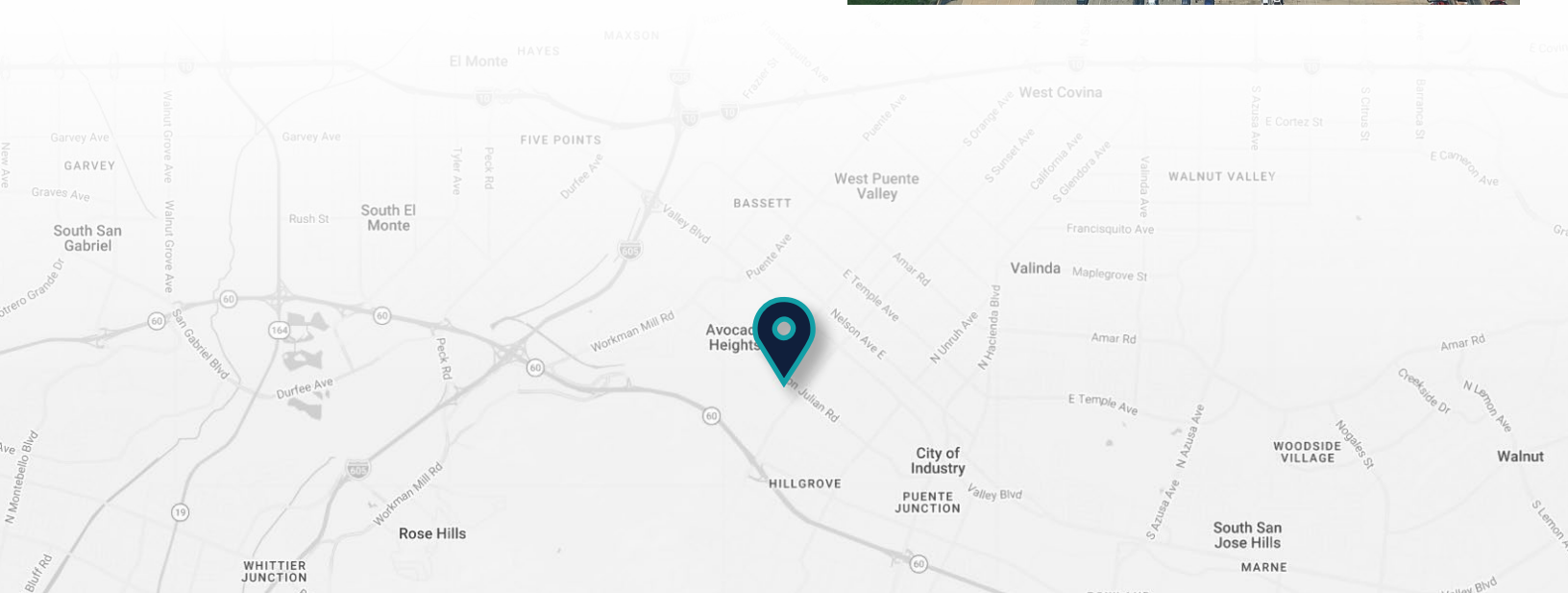
Parking: 77 Parking Spaces



Permitted Use:
Warehouse and Distribution of
Flooring Products



Available: December 1, 2026



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Features

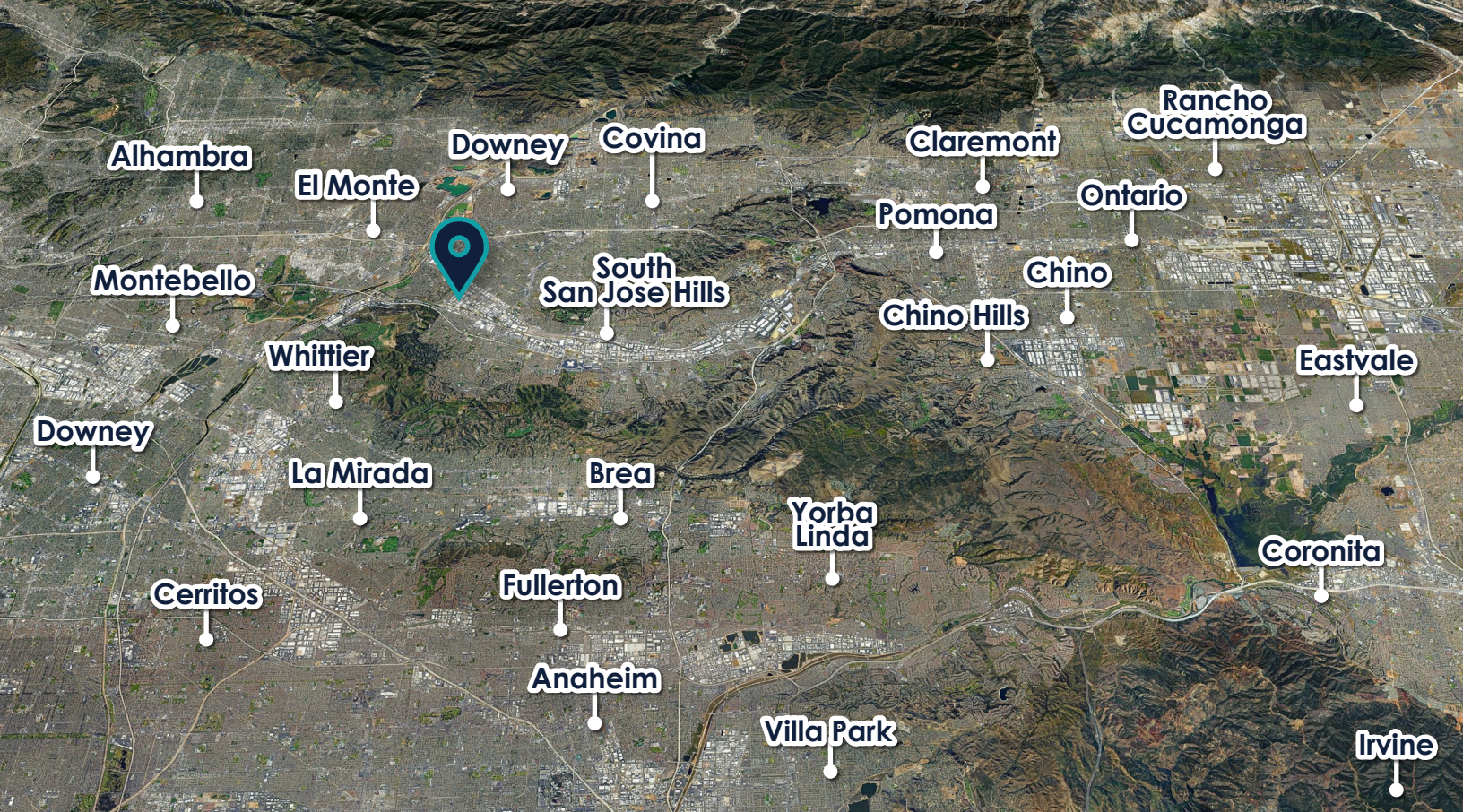
- Extensive Well Designed Office Build-out
- Office 13,985 SF
- Fully Secure Building
- Zoning: M1
- Two GL Doors
- Lot Size: 235,224 SF (5.40 AC)
- Parking: 77 Spaces (Ratio: 1.2:1)
- Clear Height: 24'
- Power: 800A | 277-480V 3P-4W



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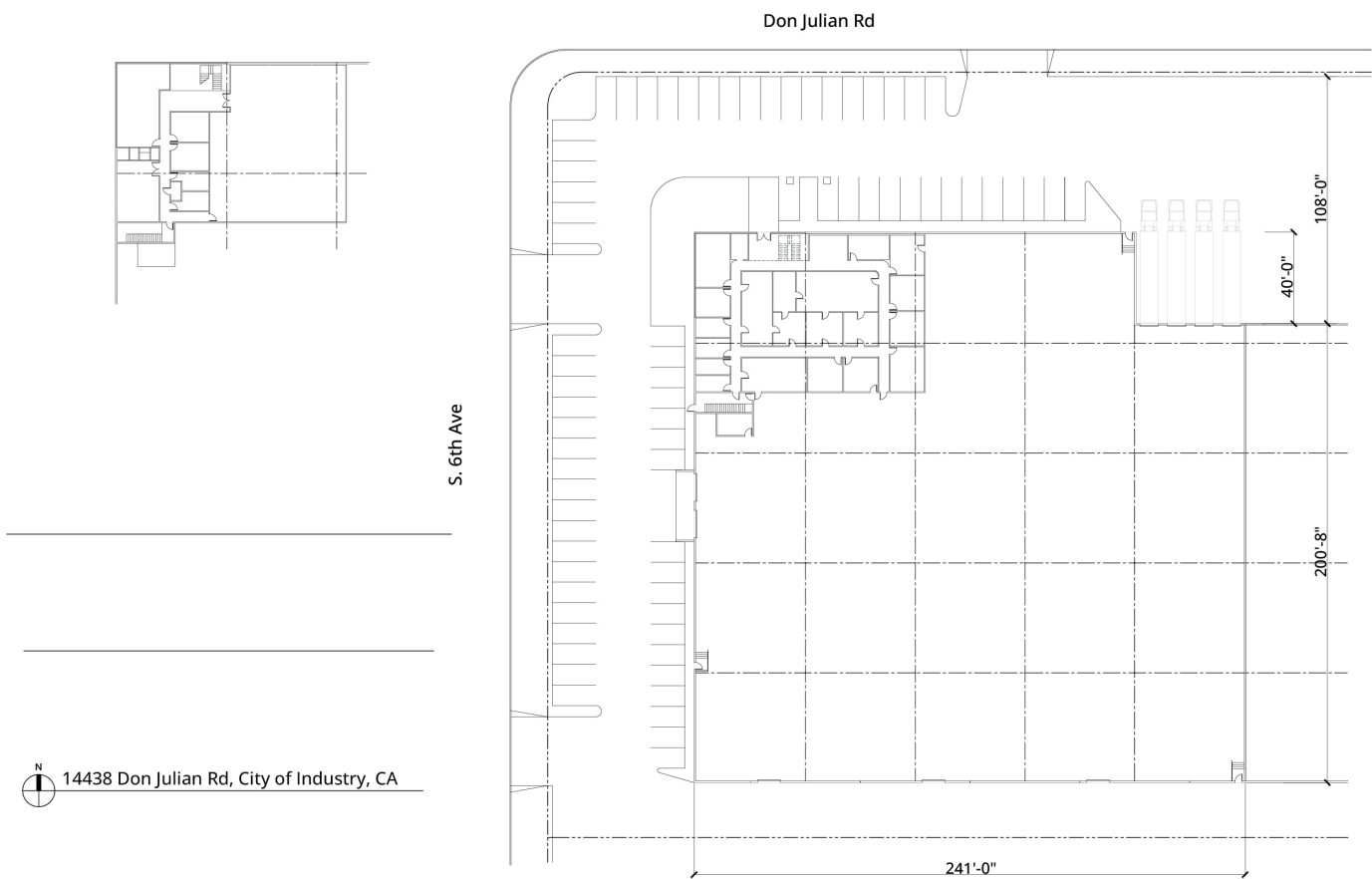


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Site Plan



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FOR MORE INFORMATION, PLEASE CONTACT:

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