

FOR SALE

±60,000 SF INDUSTRIAL BUILDING
High Image Corporate HQ Facility

301 Brea Canyon Rd
City of Industry, CA 91789

MOTIVATED SELLER

MAJOR PRICE REDUCTION

Asking Sale Price: ~~\$18,000,000~~ **\$16,000,000**

Property Highlights

- High Image Corporate HQ Facility
- East City of Industry Location
- Excellent Access to 60 & 57 Freeways
- Corporate Neighbors

Building Characteristics

- Total Building Size: ±60,000 SF
- Office / Flex Production Size: ±20,000 SF
- Four (4) Loading Docks
- One (1) Ground-Level Door
- 26' Minimum Clear Height
- Power: 800 Amps, 480 Volts, 3 Phase, 4 Wire
- Built in 1998

Asking Sale Price: **\$16,000,000**



For more information please Contact:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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Lee & Associates - Industry | Corp # 01125429
13181 Crossroads Pkwy, N. Ste 300, Industry, CA 91746
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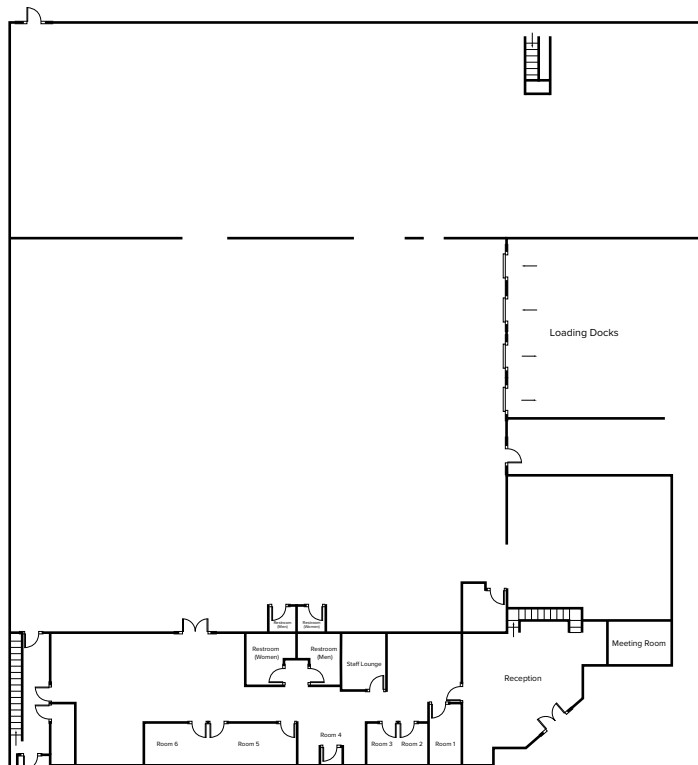
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Property Site Plan

Not To Scale/ Not Exact



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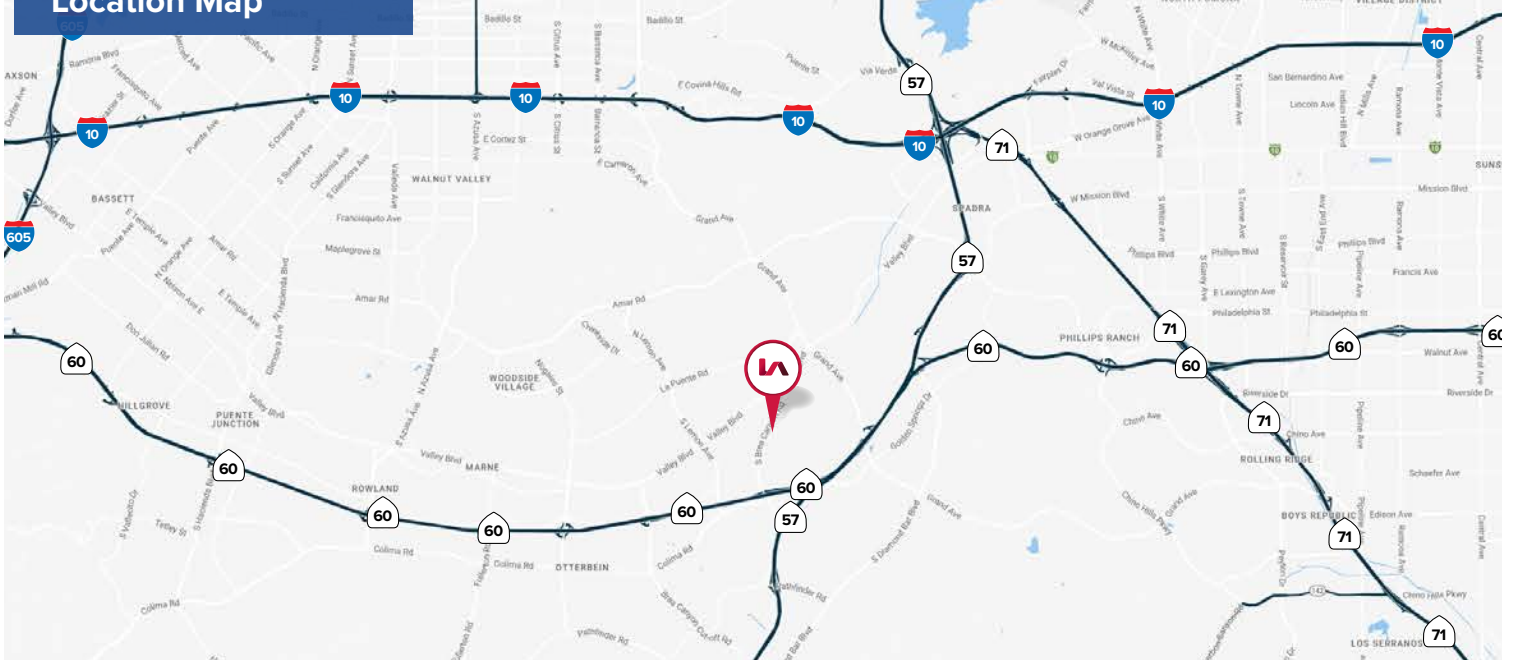
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Location Map



Corporate Neighbors



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