

INDUSTRIAL for LEASE

CLARK INDUSTRIAL PARK

14901 Clark Ave., Suite A, City of Industry CA 91745

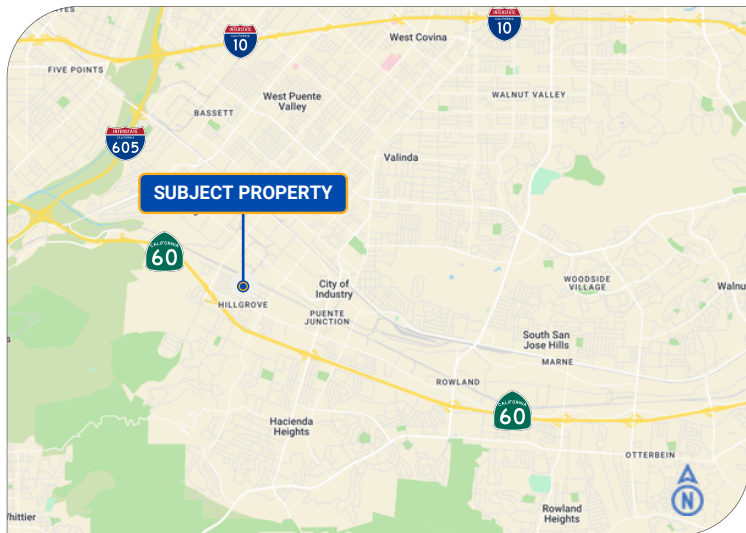


PROPERTY HIGHLIGHTS

- Excellent West Industry warehouse
- ± 14,537 SF Available for Lease
- ± 1,089 SF of Office Space
- ± 1,000 SF Mezzanine Office Space
- One (1) Exterior Loading Dock
- One (1) Ground Level Loading Door
- 21' Clearance Height
- Gated with Yard
- Excellent access to CA-60 & I-605
- 200 AMPS, 120/208 Volt Power, Phase 3

RENTAL DETAILS

Available Size: ± 14,537 SF Ceiling Height: 21 ft
 Lease Term: 3-5 Years Shared Parking: 47 spots



ASKING RATE INFO

Gross Lease \$1.75 PSF / Month

FOR MORE INFORMATION, PLEASE CONTACT



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TNG Real Estate Consultants DRE# 01886242

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2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Average	9,337	140,021	452,295
Household Income	\$123,674	\$123,179	\$113,600
Daytime Population	10,424	56,050	153,656

Source: Esri

2025 TRAFFIC COUNTS (Source: Caltrans)

7th Ave: **± 32,535 AADT** (Annual Average Daily Traffic)
 Clark Ave: **± 5,020 AADT** (Annual Average Daily Traffic)

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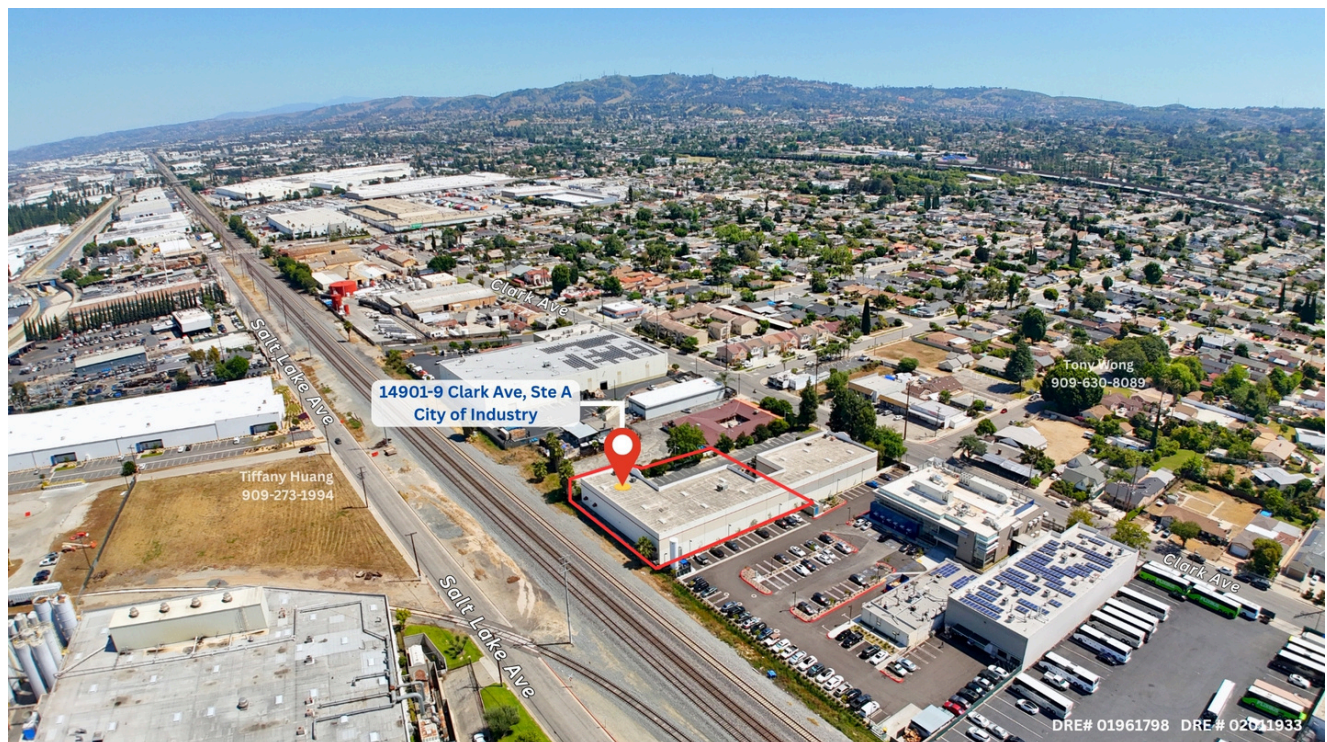
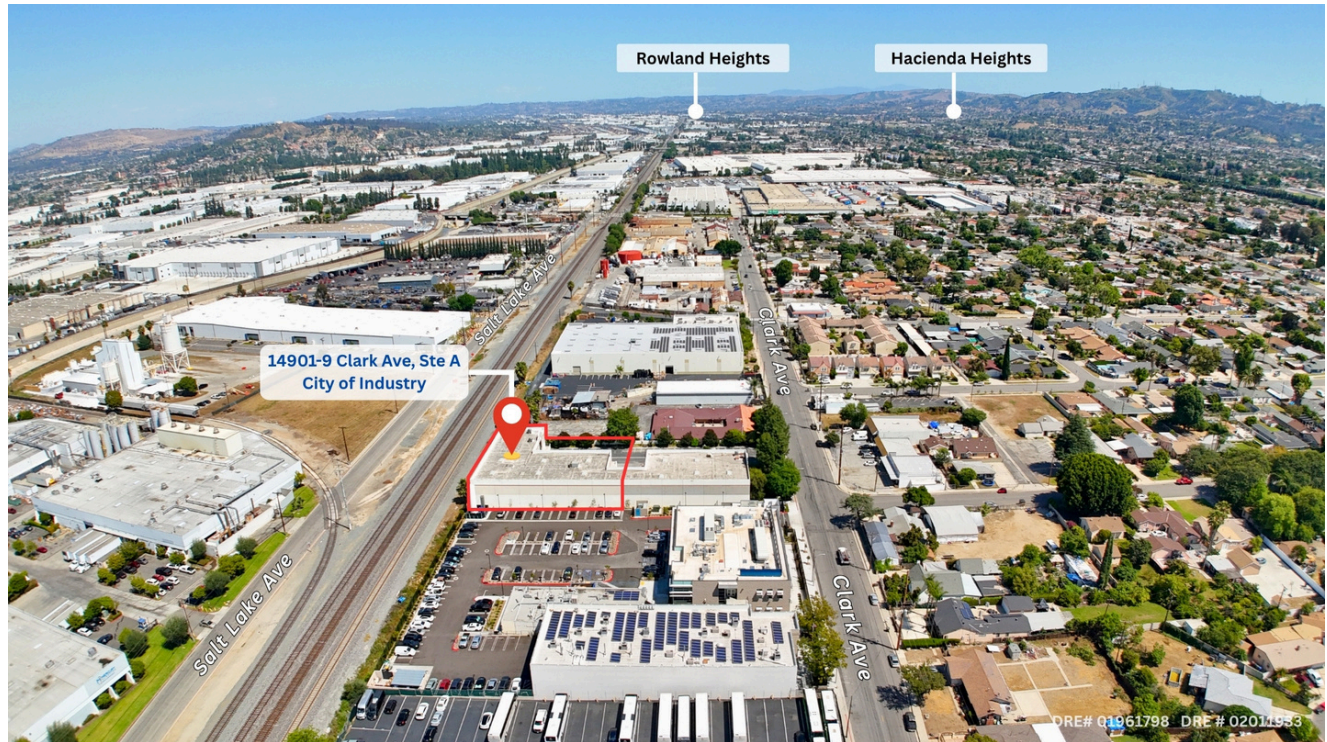
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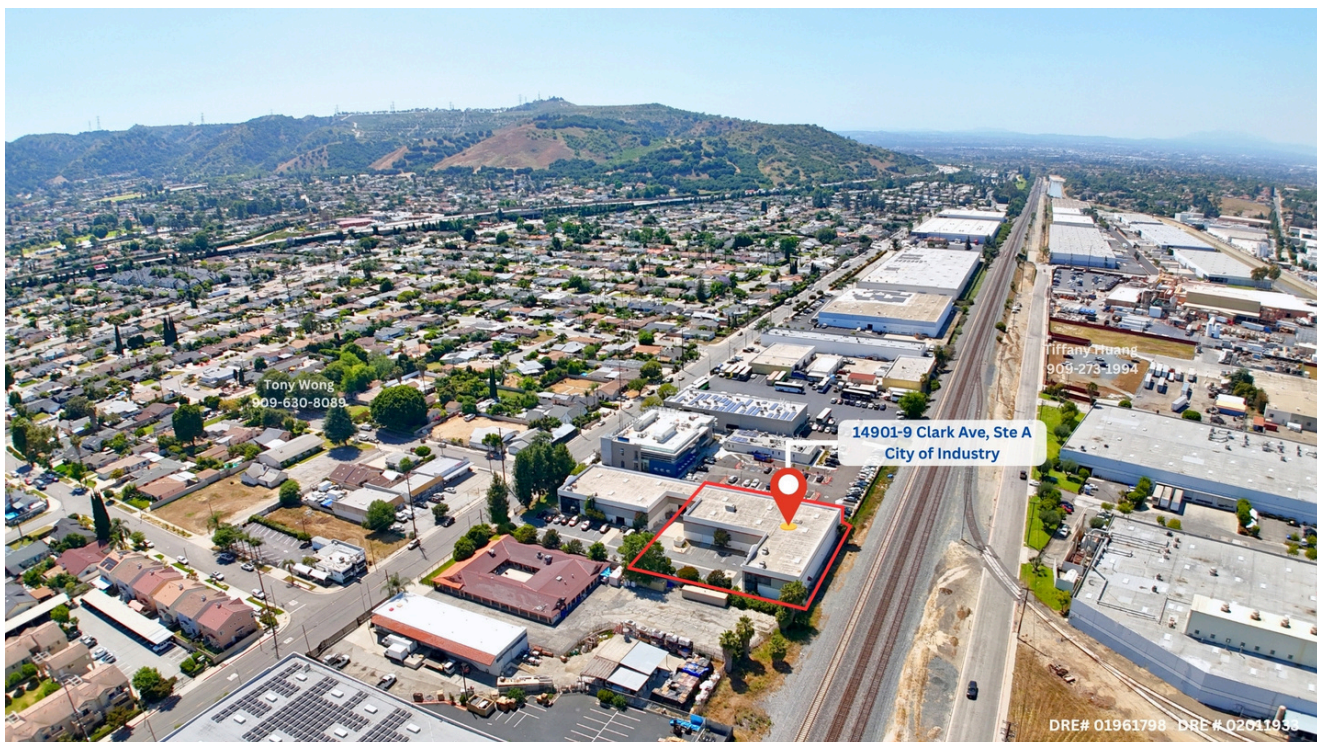
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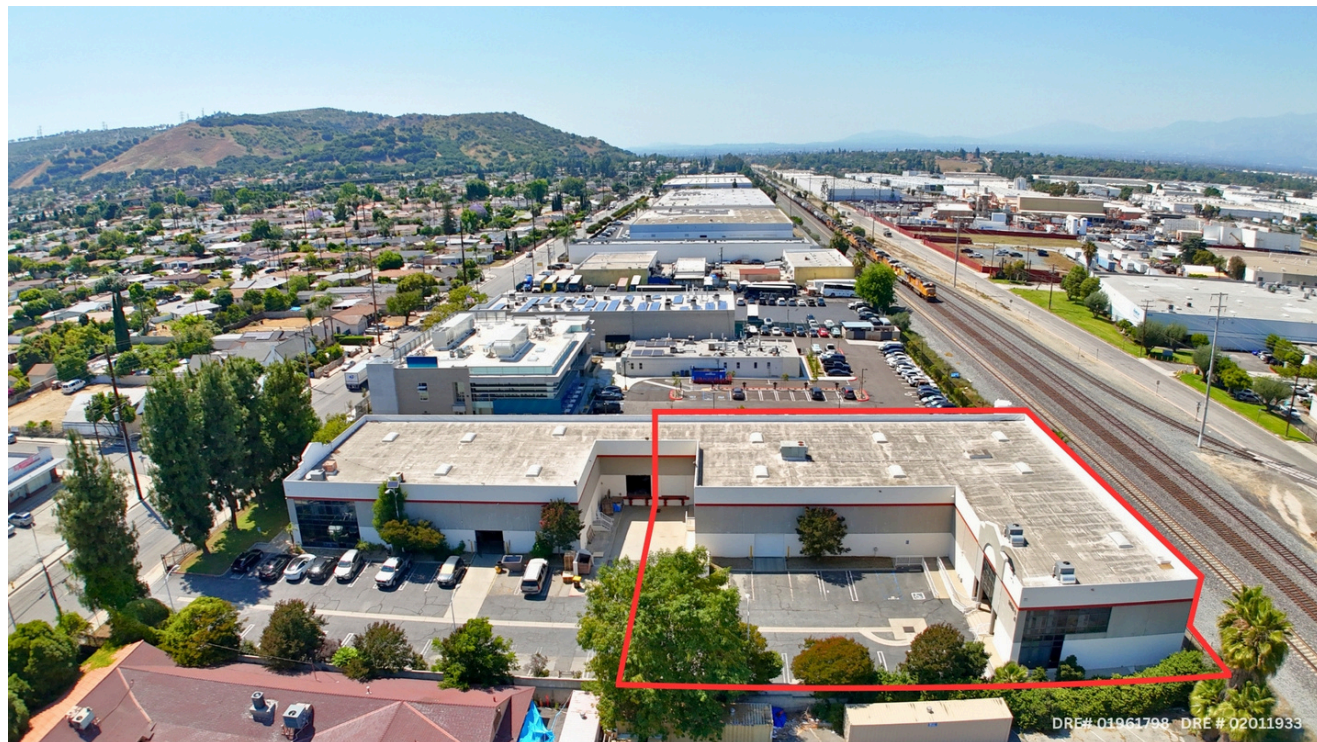
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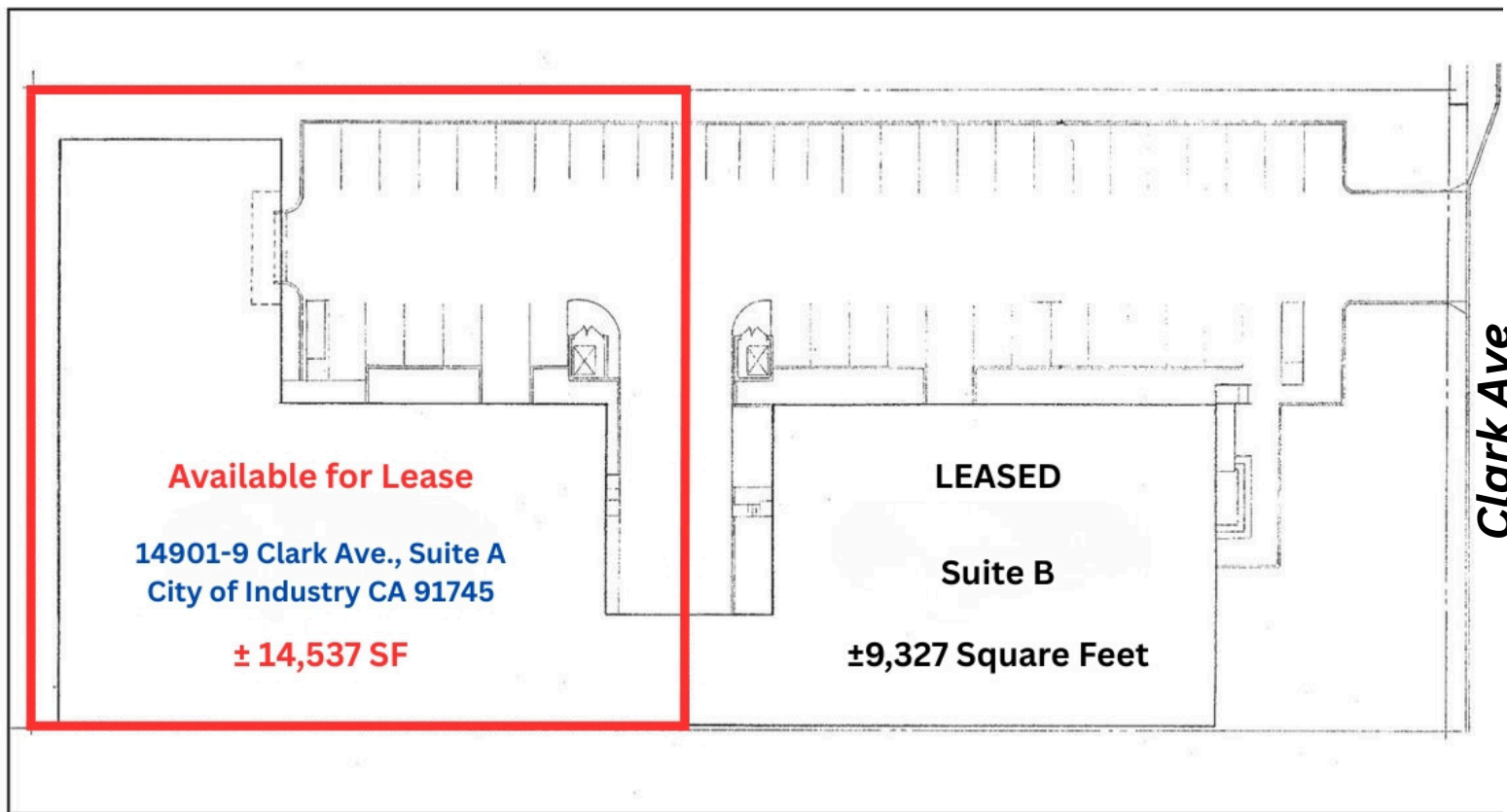
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