

17760

ROWLAND ST

Rowland Heights, CA 91748

±46,700 SF INDUSTRIAL BUILDING



BUILDING AREA

±46,700 Sq Ft



OFFICE AREA

±5,634 Sq Ft



DH LOADING

Three (3)



GL LOADING

One (1)



YARD

Fenced

FOR SALE



**NOW FULLY REFURBISHED,
THIS STANDOUT PROPERTY
SETS A NEW BENCHMARK
FOR QUALITY IN THE AREA.**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

- ▶ **The Property**
17760 Rowland Street, Rowland Heights, CA 91748

- ▶ **Building**
±46,700 Sq Ft

- ▶ **Office**
±5,634 Sq Ft

- ▶ **Land**
±2.15 AC

- ▶ **Year Built**
1998

- ▶ **Property Use**
Light Industrial

- ▶ **Parking**
94 Spaces

- ▶ **Dock High Position(s)**
Three (3)

- ▶ **Ground-Level Door(s)**
One (1)

- ▶ **Sprinklers**
Wet-Pipe Sprinkler System

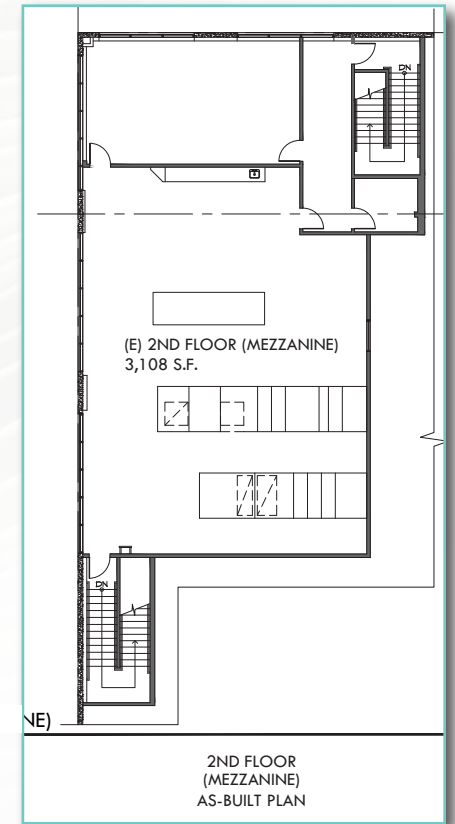
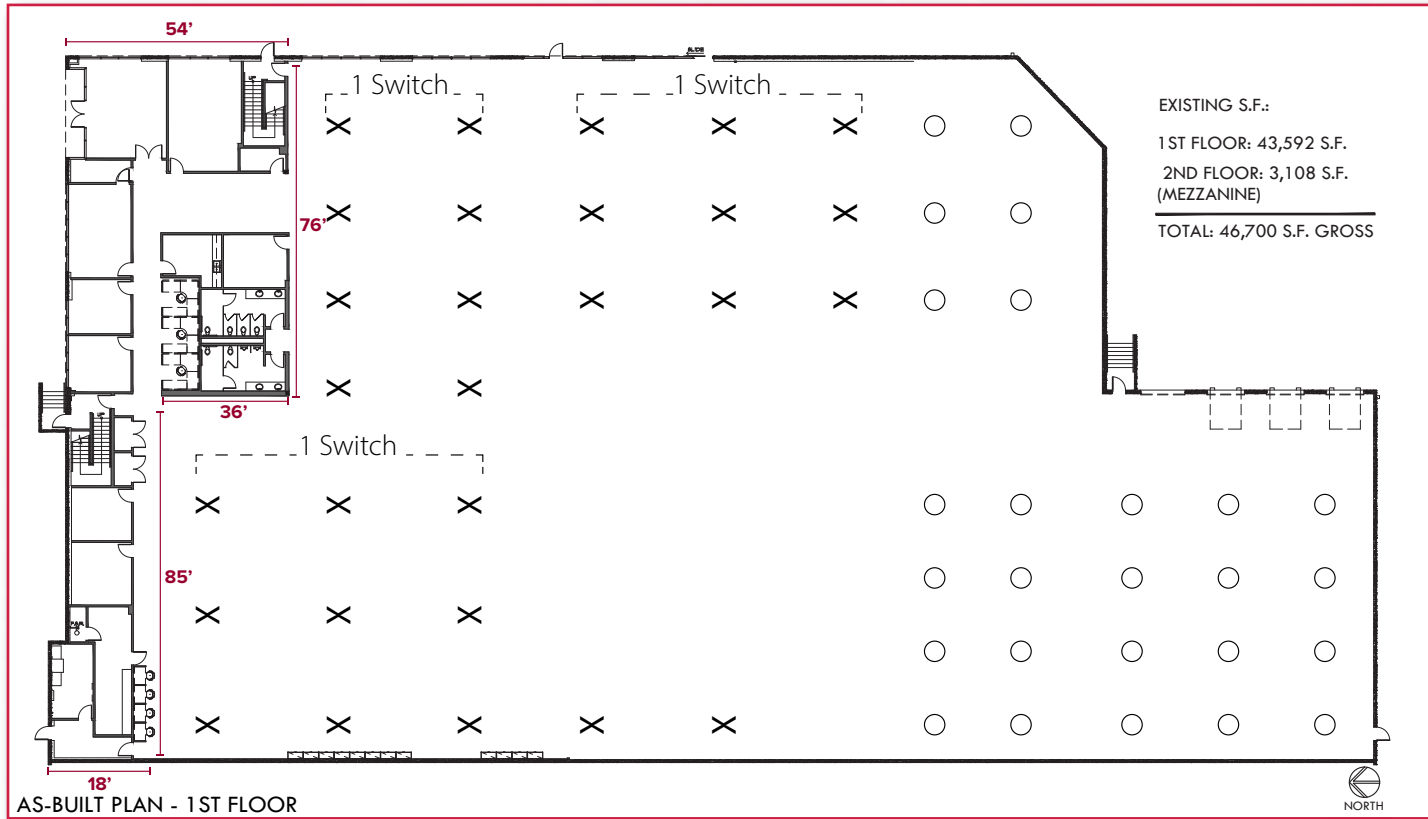
- ▶ **APN**
8264-010-034

- ▶ **Fire Alarm**
Central System w/ Outside Dialer

- ▶ **Yard**
Fenced & Secured

- ▶ **Zoning**
I - Industrial District





1ST FLOOR
S-BUILT PLAN

"○" Existing Warehouse Lights

"X" New Added Warehouse Lights

31
Tel
Fo

BACK EXTERIOR



DOCK HIGH



PARKING SPACES



WAREHOUSE



WAREHOUSE



OFFICE



LOBBY



OFFICE

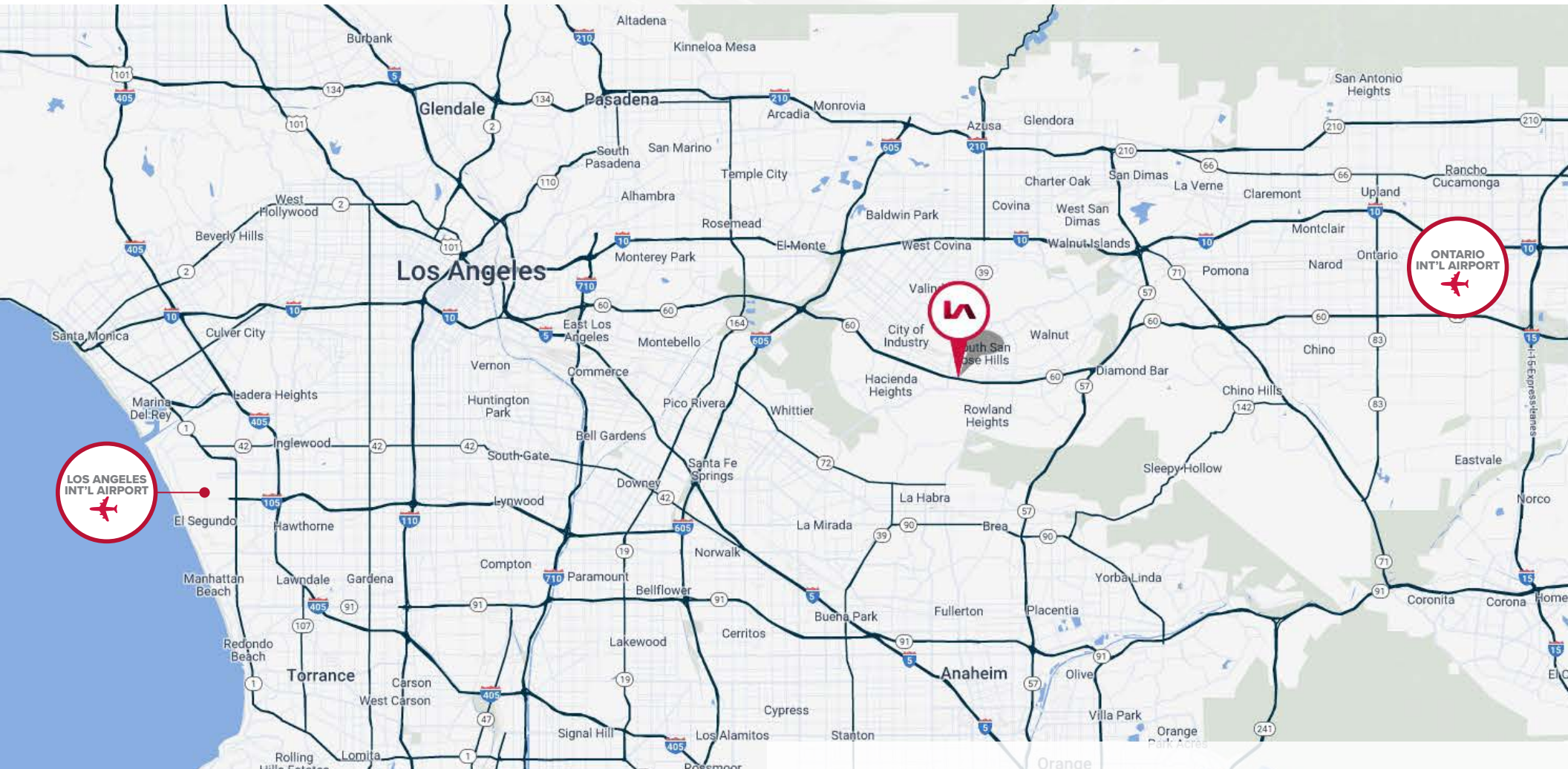


BREAK ROOM









OFFICE









FREEWAY ACCESS

Freeway	Distance
	110 Freeway - 40 Miles
	91 Freeway - 32 Miles
	405 Freeway - 43 Miles
	710 Freeway - 41 Miles
	10 Freeway - 13 Miles
	5 Freeway - 25 Miles

AIRPORTS / PORTS

	LAX Airport - 61 Miles
	Ontario Airport - 40 Miles
	Port of Los Angeles - 62 Miles
	Port of Long Beach - 62 Miles

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LISTED BY

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