

447 Madera St.
San Gabriel, CA 91776

LIGHT INDUSTRIAL SPACE FOR LEASE



- **\$1.35/SF INDUSTRIAL GROSS**
- **8,300 RENTABLE SQUARE FEET**
- **200 SF OFFICE SPACE**
- **TERM: 3 - 7 YEARS**
- **MOVE-IN READY**
- **400 AMP, 240V, 3-Phase Power**

Industrial Space in Great Condition. Situated in an excellent location off of Mission Rd. Unit has two restrooms, dedicated A/C unit, 400-AMP panel, 12 ft clearance w/ ground level roll-up door.



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