



**PROPERTY HIGHLIGHTS**

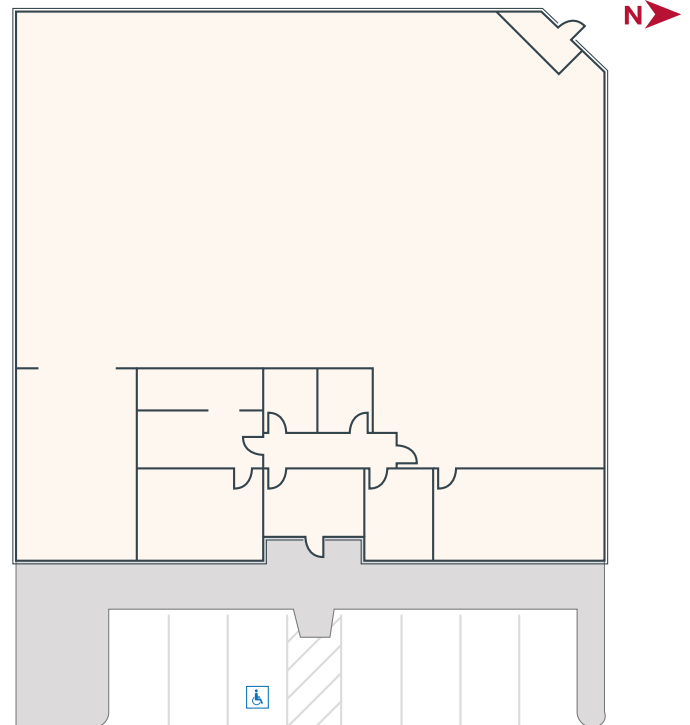
- ▶ Master Planned Business Park (NO POA)
- ▶ Rare Small Building For Sale
- ▶ Private Yard Area - Exclusive Parking
- ▶ Electricity Provided By Azusa Light & Water
- ▶ Two (2) 12x12 Ground Level Doors
- ▶ 16' Clear Height

**PROPERTY DETAILS**

<b>Asking Sale Price:</b>	\$315.07 PSF
<b>Building Size:</b>	±7,776 SF
<b>Office Size:</b>	±1,200 SF
<b>APN:</b>	8605-021-415

**ASKING PRICE \$2,450,000.00**

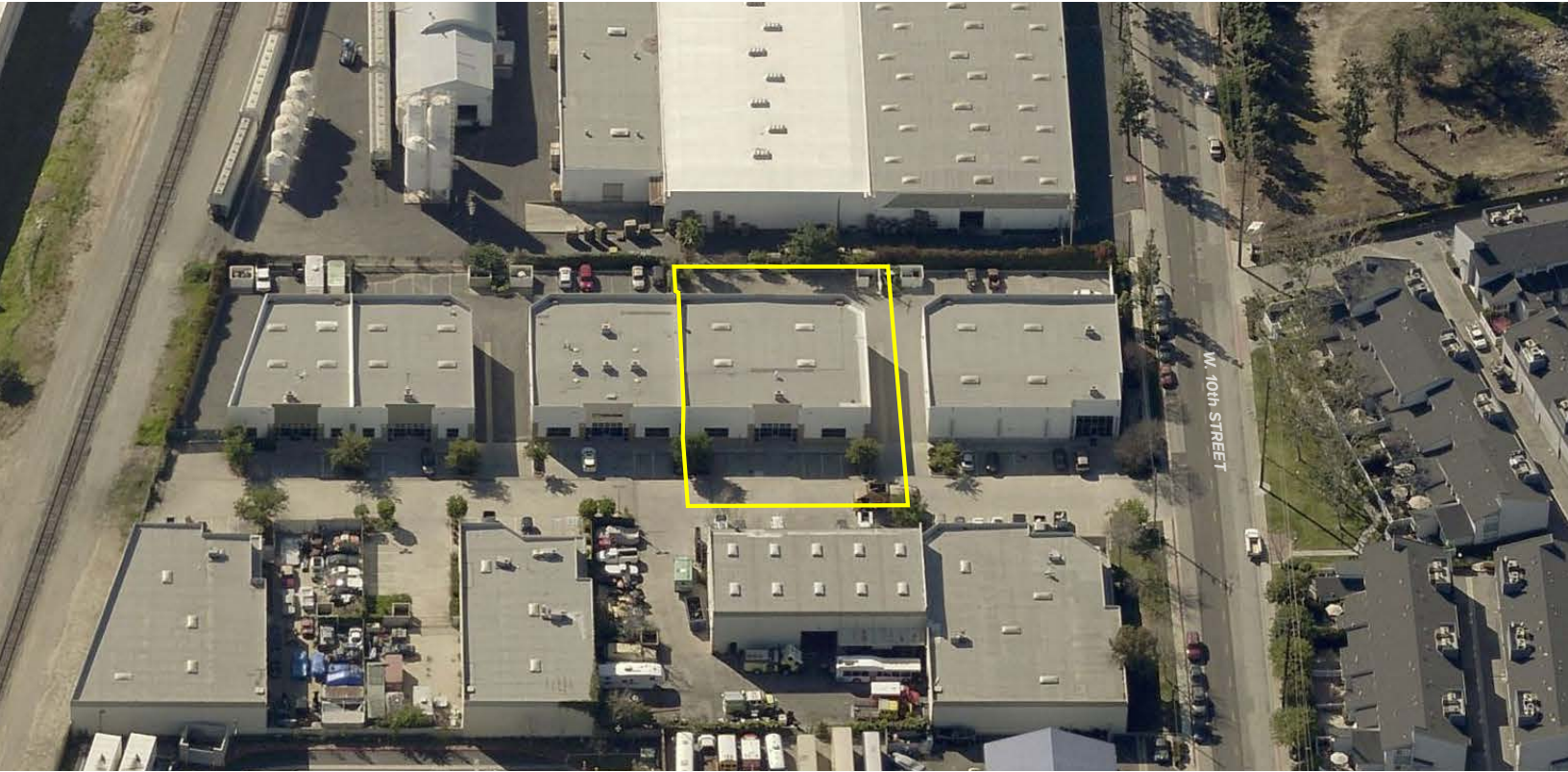
**PROPERTY SITEPLAN (NOT TO SCALE/ NOT EXACT)**



For More Information, Please Contact:

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**PROPERTY AERIAL**



**ADDITIONAL PHOTOS**



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