

26,660 SF. INDUSTRIAL SPACE IN
PROCTOR BUSINESS COMPLEX

FOR LEASE
13731 PROCTOR AVE.
CITY OF INDUSTRY, CA 91746



PROPERTY FEATURES:

- **26,660 SF. INDUSTRIAL SPACE AVAILABLE FOR LEASE**
- ***\$1.15 PER SF. RENT RATE (MG) for Year 1 (** move-in special promotion).* Year 2 rent rate will adjust to \$1.30 PER SF.**
- ***Tenant pays their own Trash, prorated Electric and Water charges.***
- ***Located in the Gated Proctor Business Complex***
- ***4 Private Offices and 4 Restrooms (Approx. 2,700 sf. of Office)***
- ***5 Loading Docks and 1 Drive-In Ramp***
- ***14' ' Minimum Clearance Height***
- ***Ample Parking Spaces***
- ***350 Amp, Volt: 120/208, 3 Phase Power Service***
- ***Immediate access to major transportation corridors, including I-10, I-605, and SR-60 freeways***

For more information:



Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: KevinLee@kmpmgroup.com

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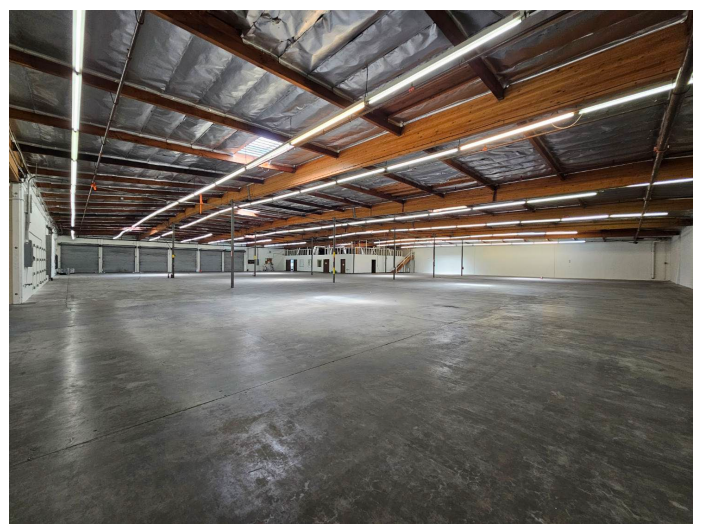
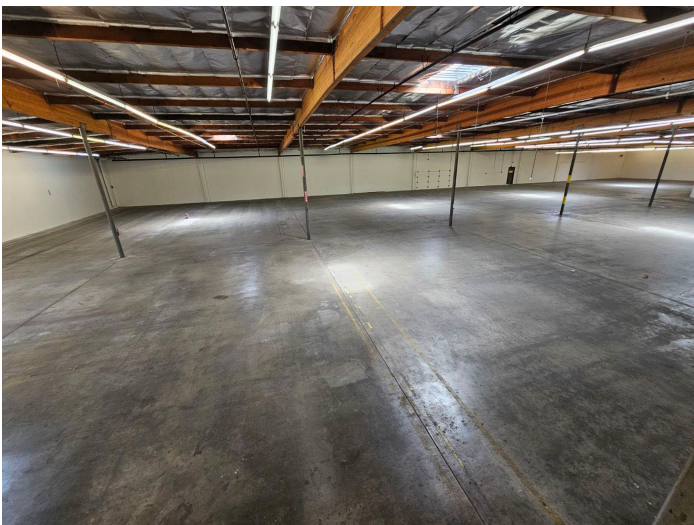
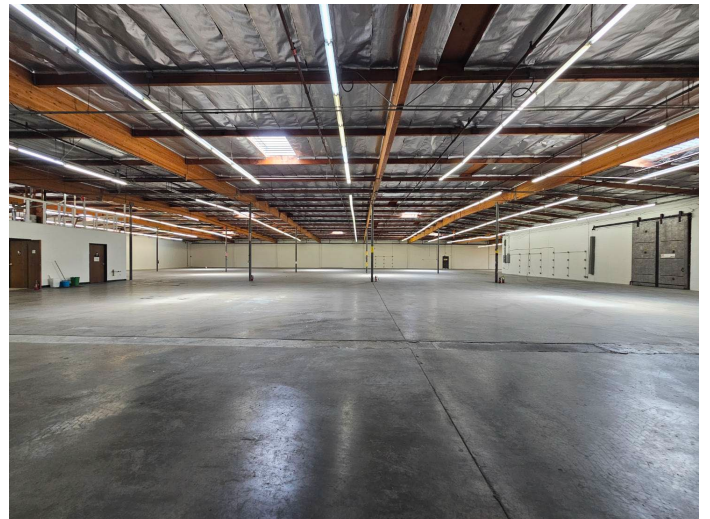
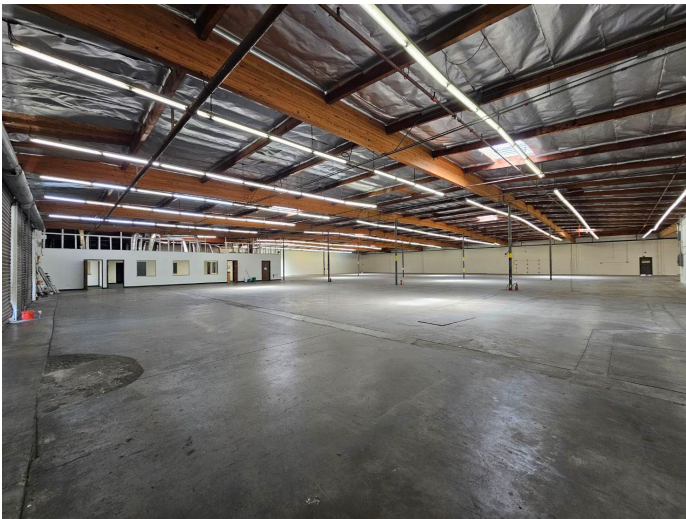
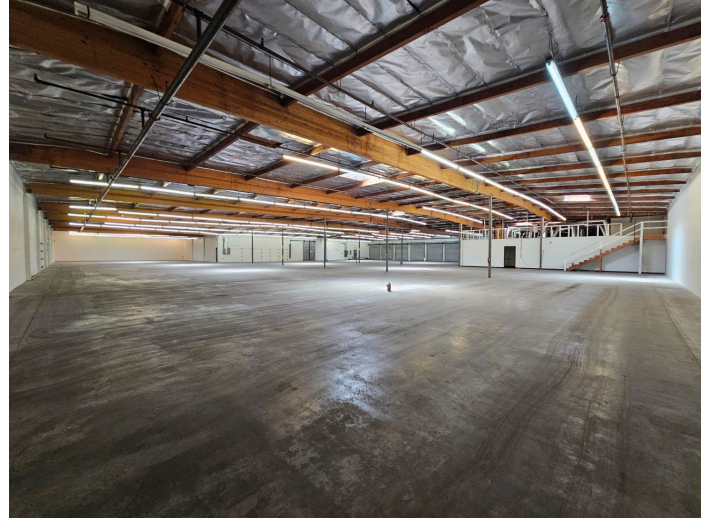
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