



845 Meridian St

845 Meridian St, Duarte, CA 91010

RE/MAX GALAXY



Henry Loh

RE/MAX GALAXY

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845 Meridian St

\$19.56 /SF/YR

6,000 Square Feet Stand-Alone Industrial R&D Warehouse building located in City of Duarte. Building was ISO certified as a medical device manufacturing facility with expanded air conditioned clean room, Laboratory Rooms, Conference room, warehouse area and a Mezzanine. Two ground level doors, Fenced yard, 12 parking spaces. Easy access to 10, 605, 210 Freeway. Minutes away from City Of Hope Medical Center....

- Ready to Occupy, Clean Room, Lab space.
- ISO Certified Standard
- 210, 10, and 605 Freeway Close.
- Close Proximity to City of Hope Medical center



Rental Rate:	\$19.56 /SF/YR
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Rentable Building Area:	6,000 SF
Year Built:	1988
Taxes:	\$2.64 USD/SF/MO
Operating Expenses:	\$66.67 USD/SF/MO
Rental Rate Mo:	\$1.63 /SF/MO

1st Floor

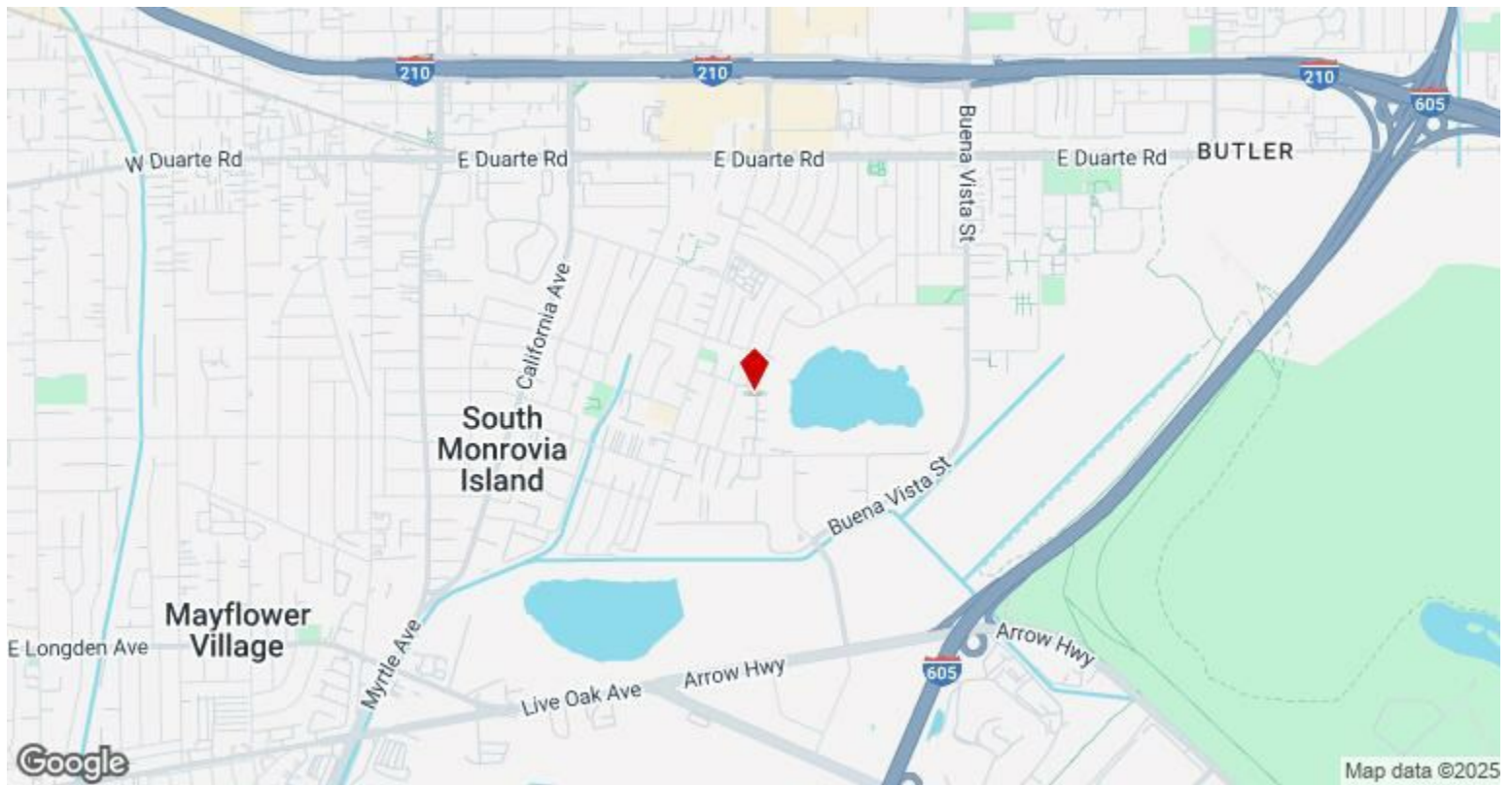
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Space Available	6,000 SF
Rental Rate	\$19.56 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	5 Years

The current build-out currently consists of an entry Lobby, Break Room, two (2) Restrooms, four (4) partitioned Private Offices, Conference Room, four (4) Lab/R&D Rooms, three (3) Storage/Supply Rooms, two (2) separate Warehouse areas and additional Mezzanine Storage, all of which easily repurposed.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Gene Fluidics	-	



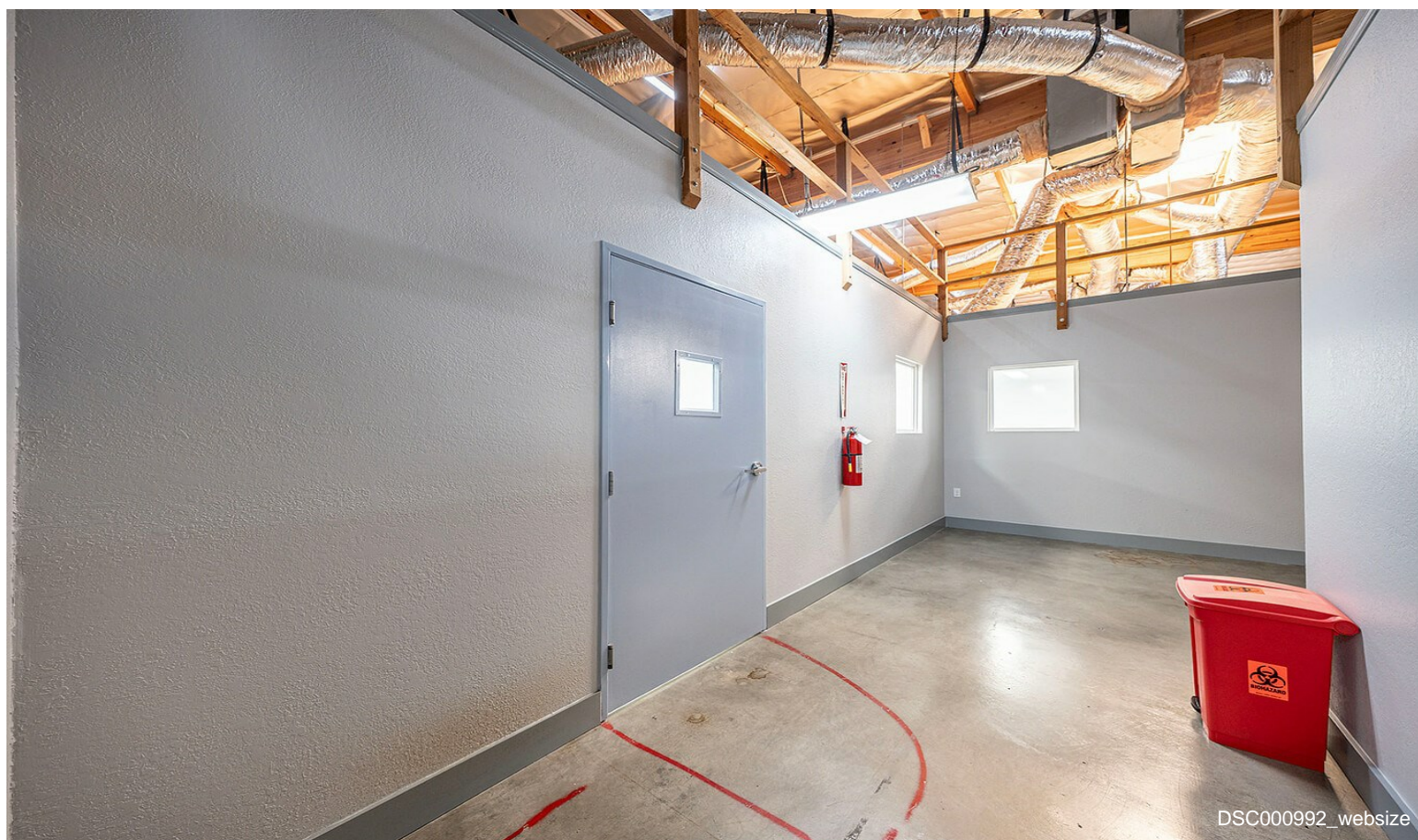
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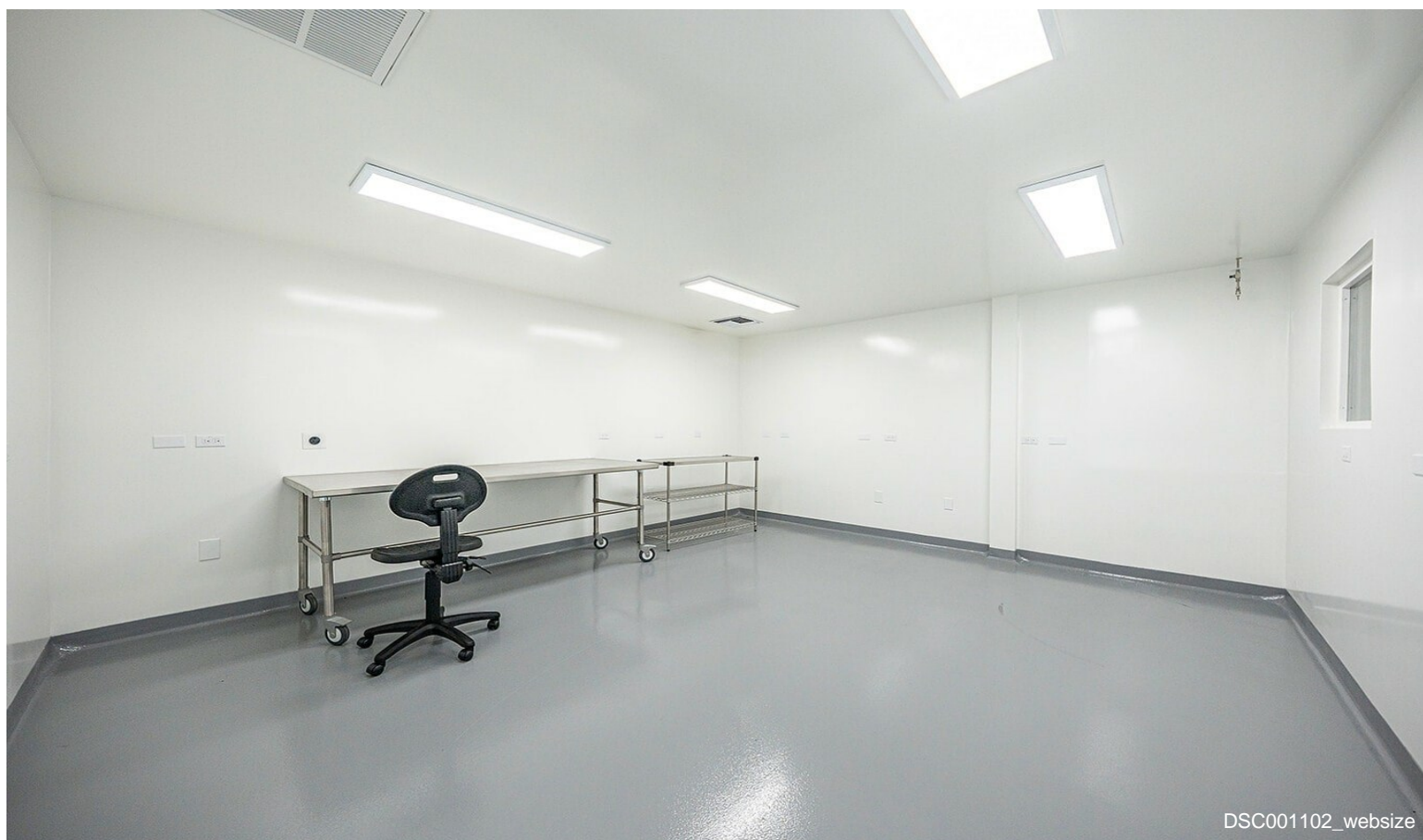
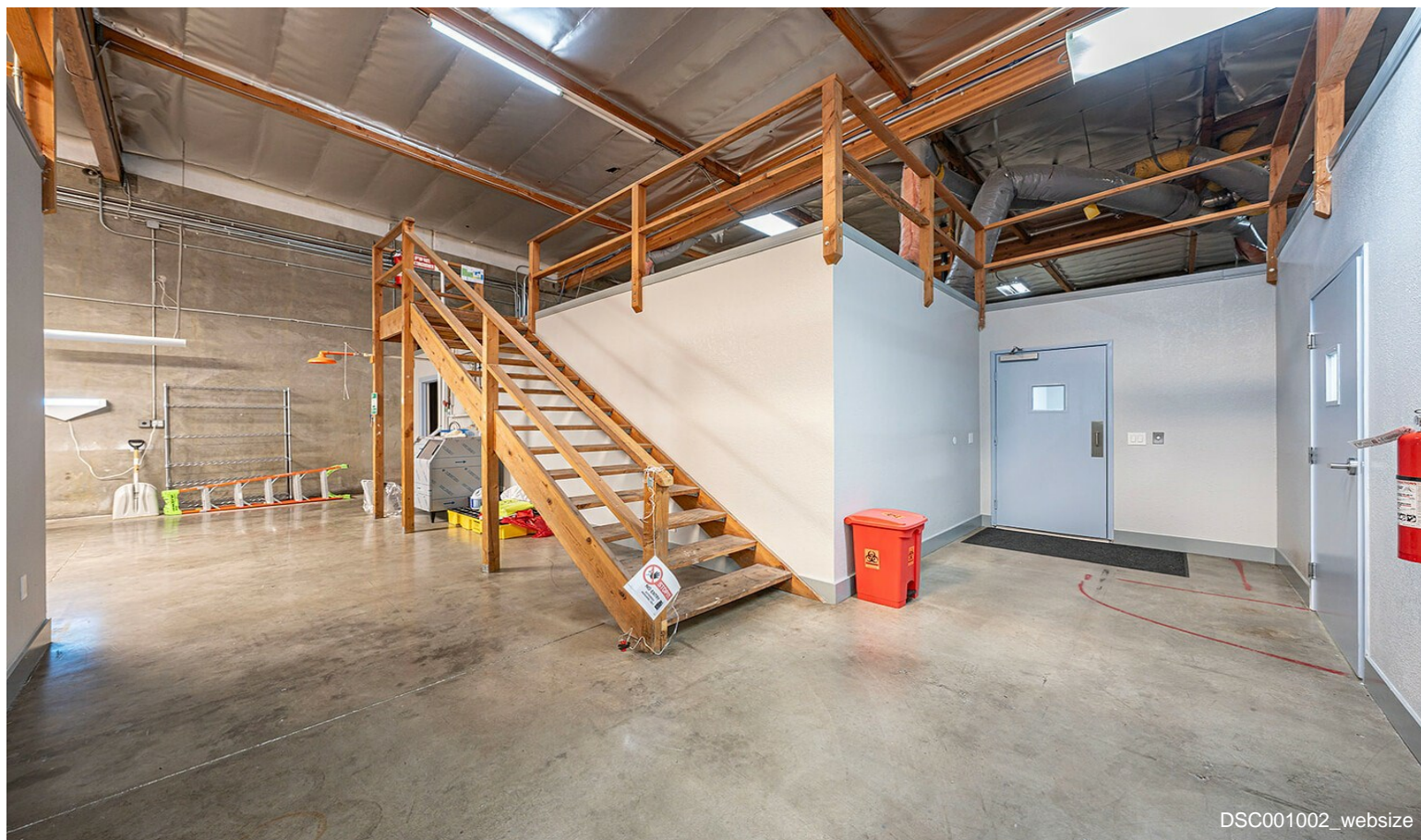
Property Photos



Property Photos



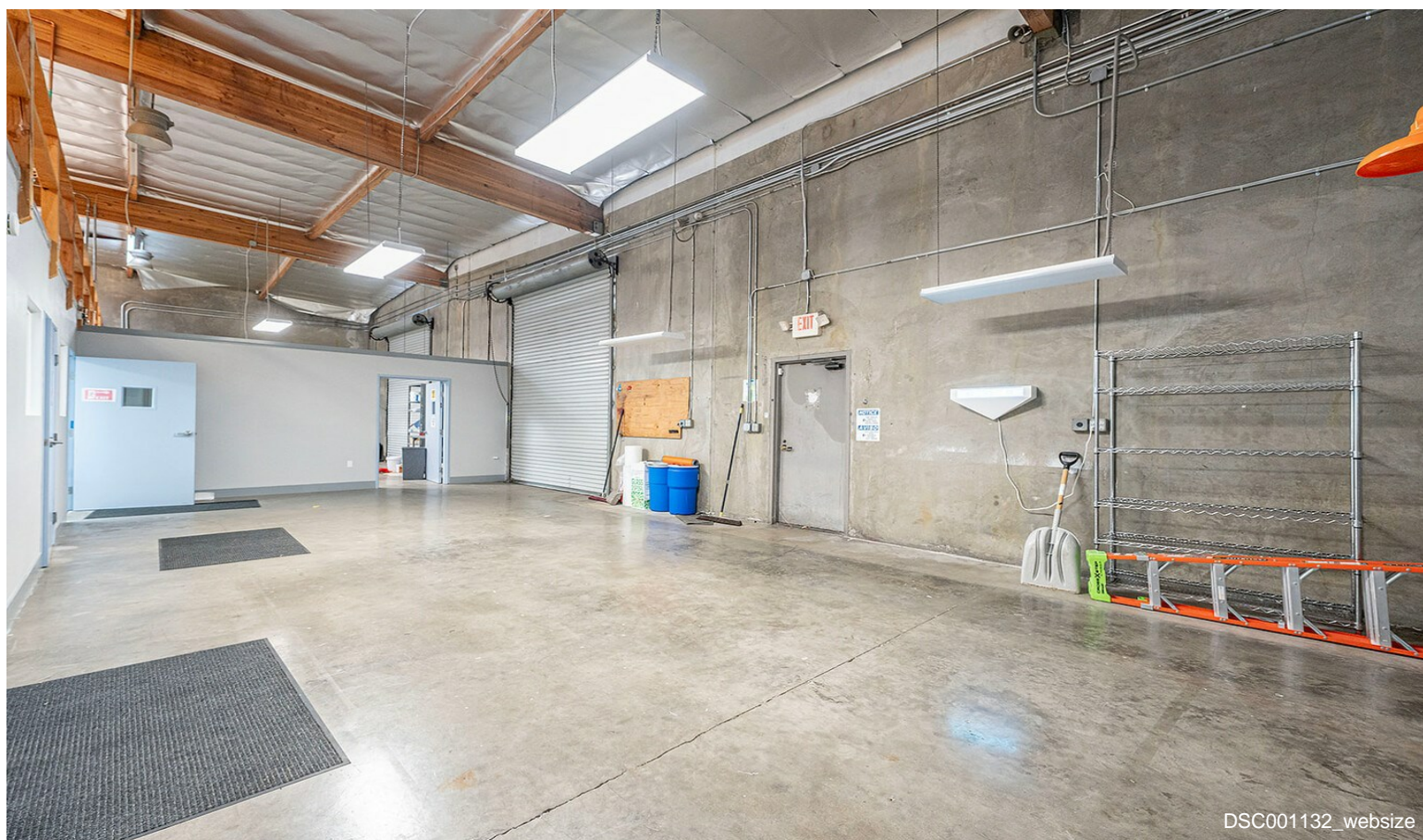
Property Photos



Property Photos



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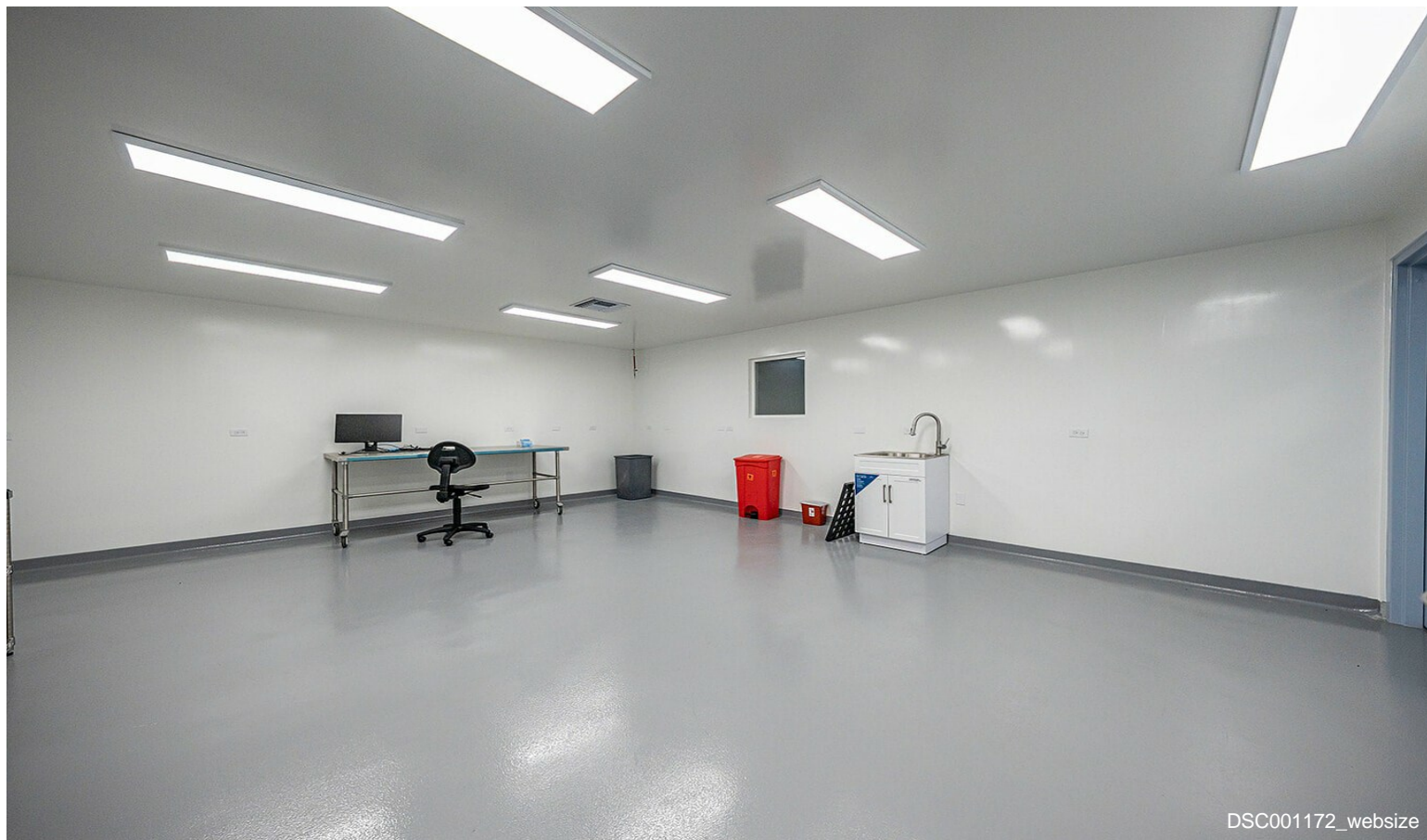


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Property Photos



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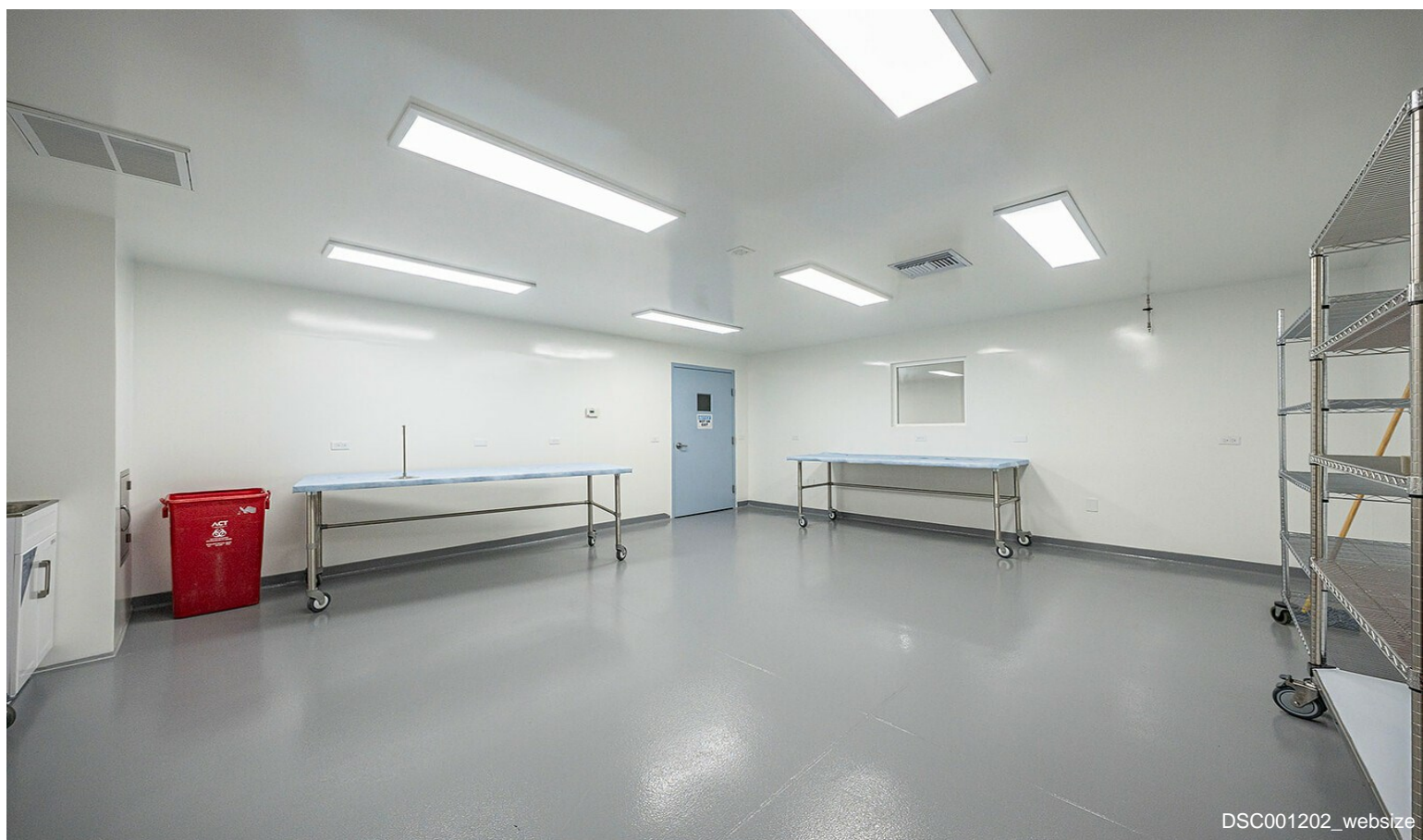


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Property Photos



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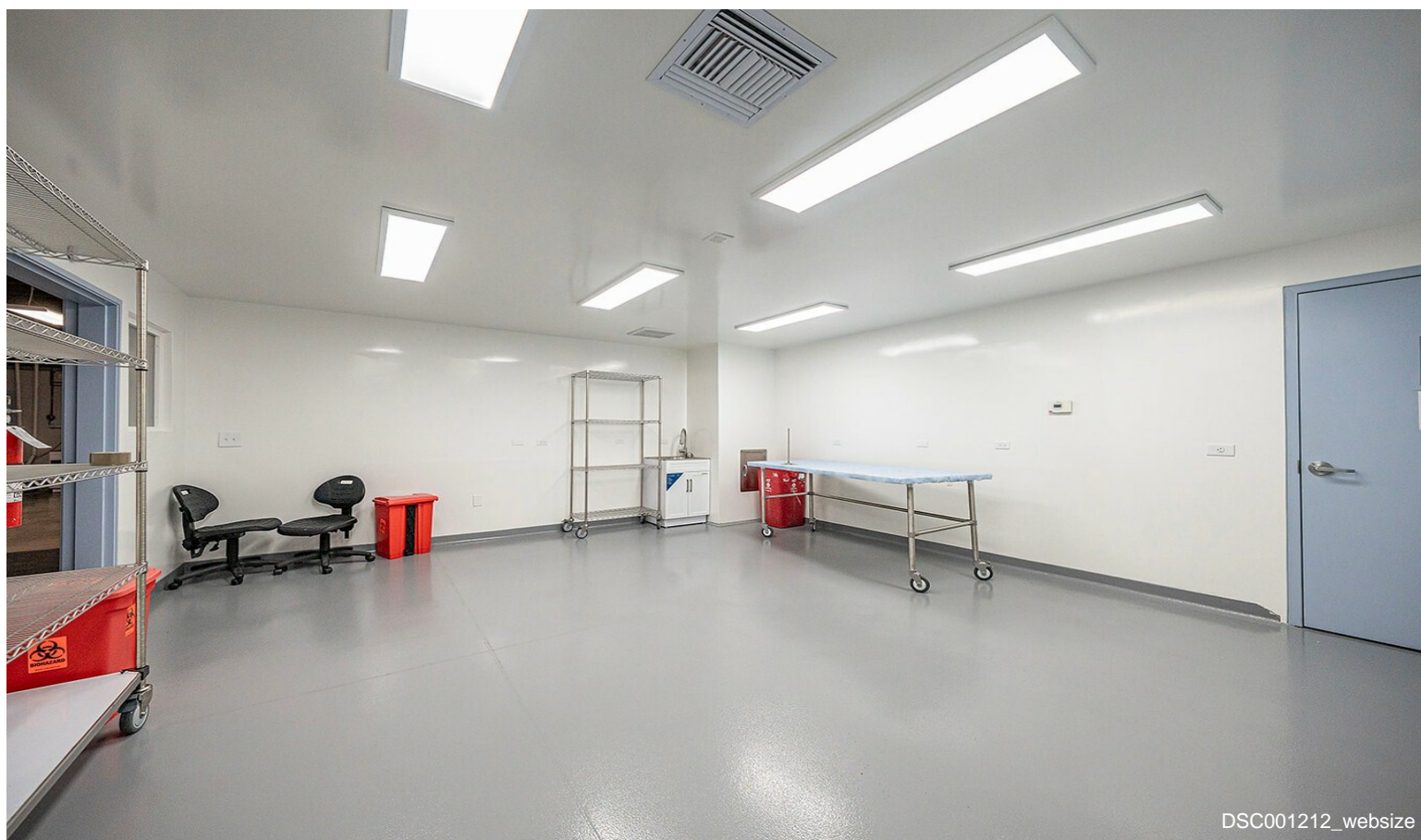


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Property Photos



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Property Photos



Property Photos

5.	SPACE PLANS, IMON AREAS AS
6.	SUBDIVISION OF AIRSPACE
7.	SHEET 2

