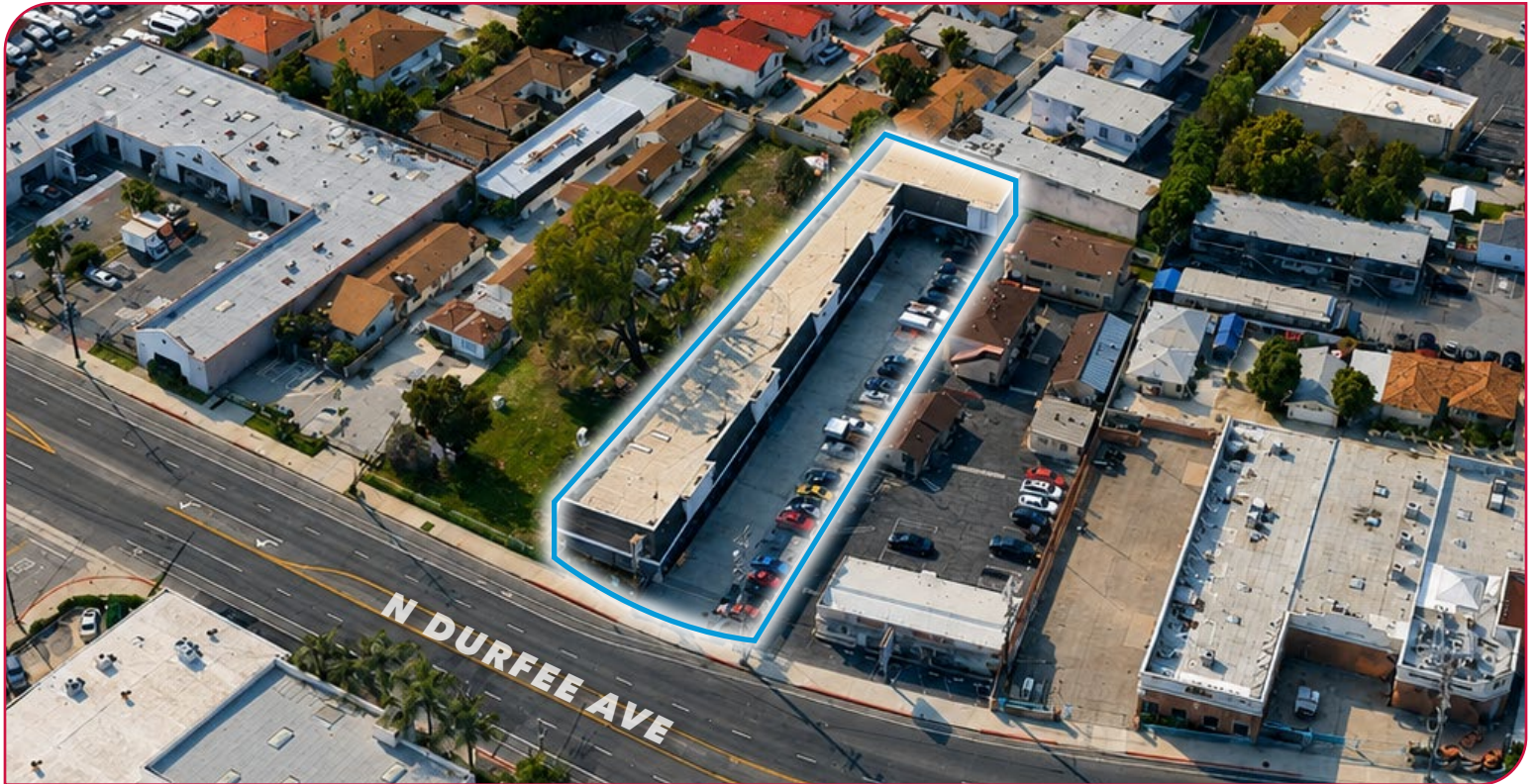


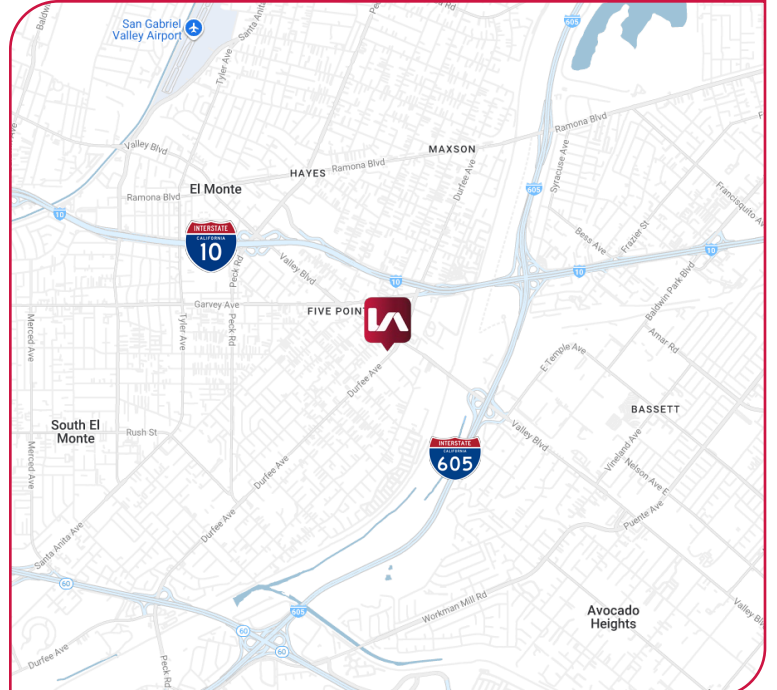


PRICING BREAKDOWN

Available Size	±779 - 1487 SF
Lease Rate / SF	\$1.50 NNN
NNN Rate / SF	\$0.85

PROPERTY DETAILS

- ±10,676 SF multi-tenant flex/warehouse building situated on a ±23,290 SF lot
- 18' clear height with multiple ground-level loading doors for efficient access
- M1 zoning suitable for a variety of flex, warehouse, light industrial, and service uses
- Ample on-site surface parking with a favorable parking ratio
- Excellent frontage and visibility along Durfee Avenue
- Strategically located in the Lower San Gabriel Valley with convenient access to regional transportation routes



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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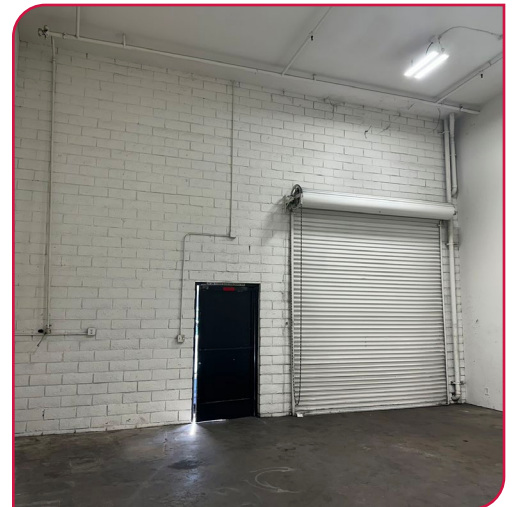
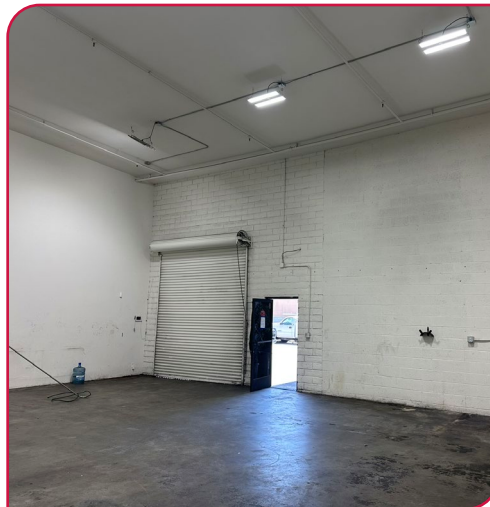
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AVAILABLE SUITES

UNIT	AREA	RATE / MONTH	DESCRIPTION
6	942 SF	\$1.50 + \$0.85 NNN	1 GL Door, Flex/Warehouse
7	873 SF	\$1.50 + \$0.85 NNN	1 GL Door, Flex/Warehouse
9	1,487 SF	\$1.50 + \$0.85 NNN	1 GL Door, Flex/Warehouse
10	779 SF	\$1.50 + \$0.85 NNN	1 GL Door, Flex/Warehouse



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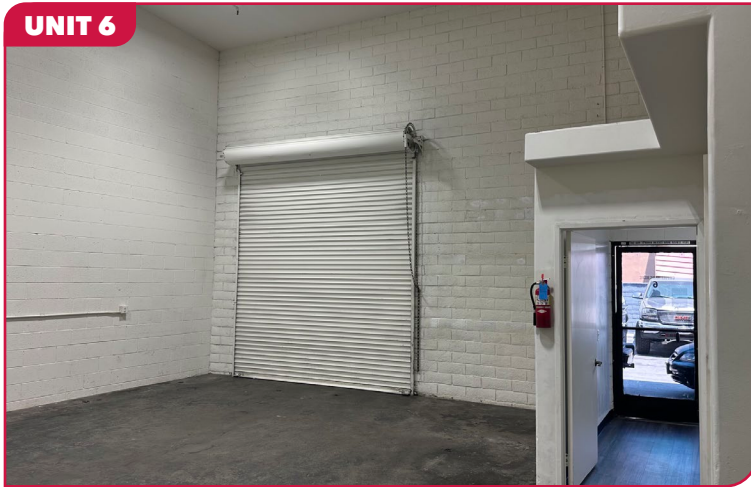
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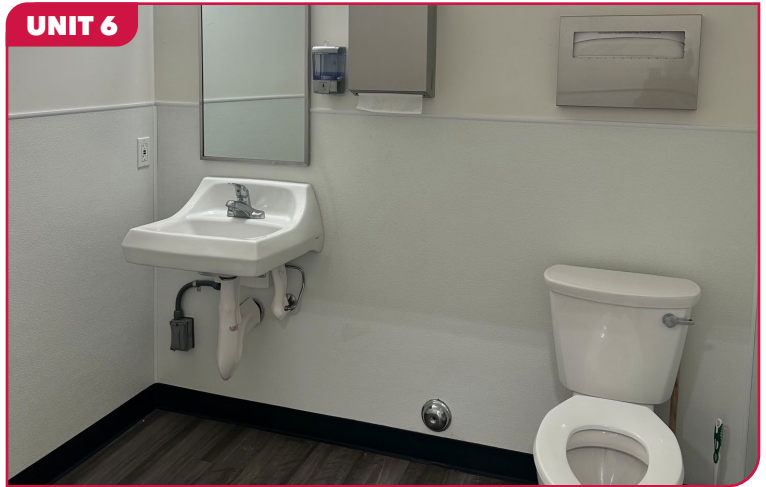
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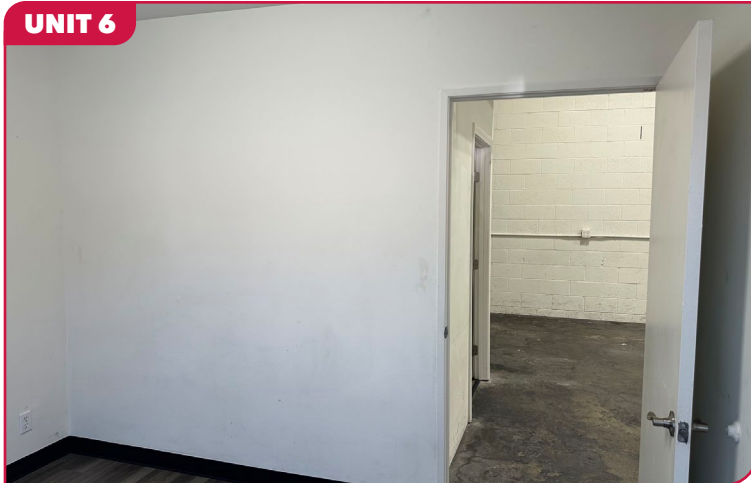
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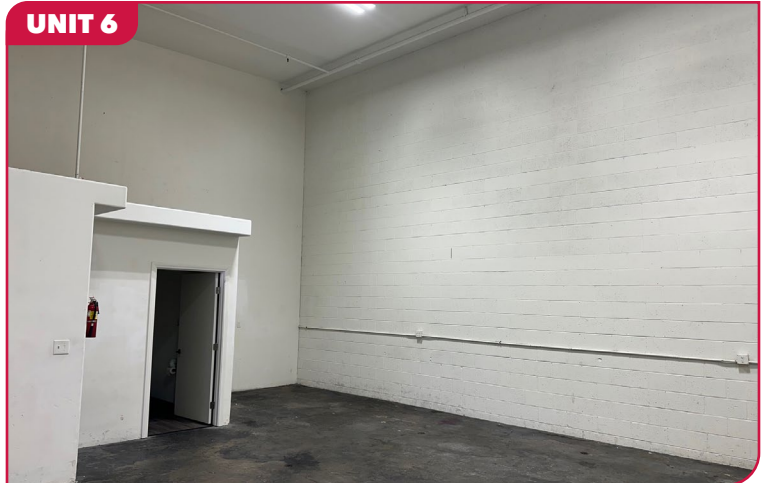
UNIT 6



UNIT 6



UNIT 6



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