

FOR LEASE

OFFICE SPACE ONLY

AVAILABLE 10,330 SF - 22,545 SF

Part of Larger 50,000 SF Industrial Building

708 Vincent Ave, Covina, CA 91722



JACK NERSESIAN
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NATHAN LARA, SIOR
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lara

Property Highlights



2 Story Office: 10,330 SF - 22,545 SF
Part of a Larger Industrial Building



Warehouse Space Not Part of
the Lease



Pricing: Negotiable



49 - 60 Parking Spaces



Fenced Yard



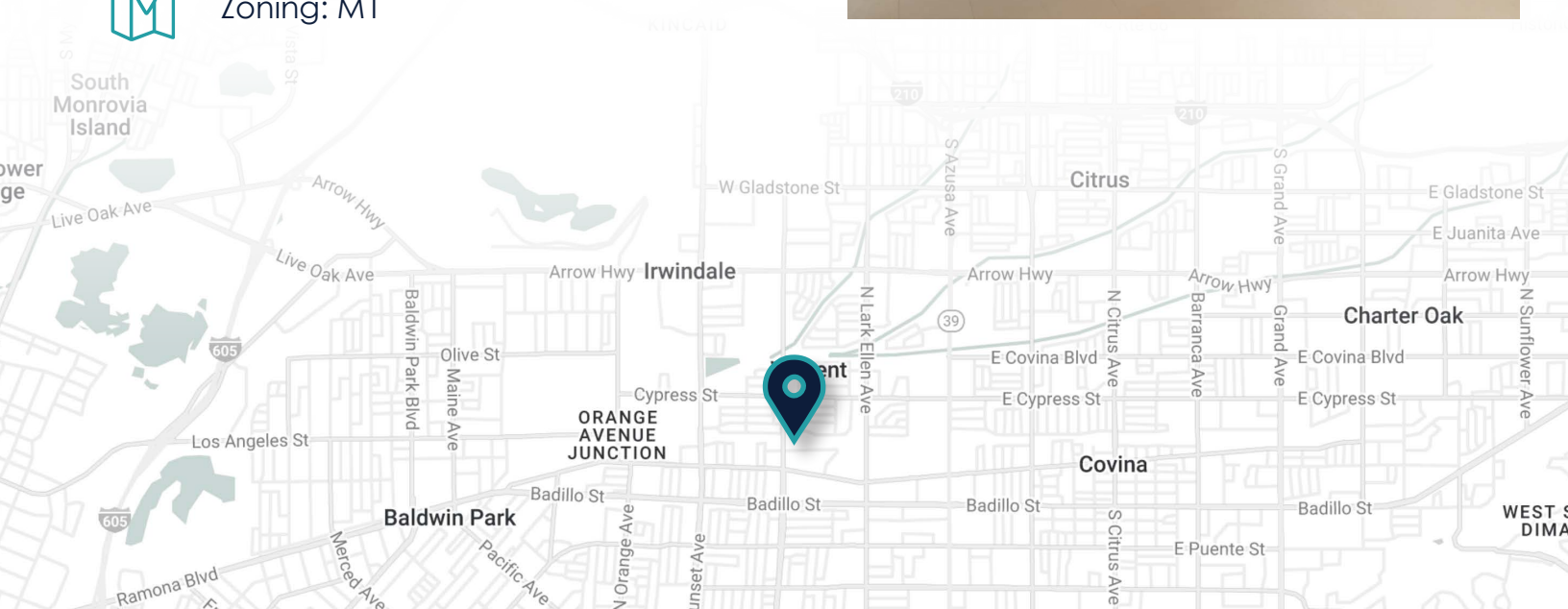
Signage is Acceptable



Flexible on Lease Term



Zoning: M1



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Zoning

The zoning classification of the property is “M-1,” which means “Light Manufacturing” The “M-1” classification is codified under Chapter 17.54 of the Covina Municipal Code (CMC). Below is a list of some of the permitted use that rely heavily on office space (or require minor interior improvements) along with the conditionally permitted uses.

Permitted Uses:

- a. Printing and Publishing
- b. Research and Development
- c. Processing: Blueprinting and photocopying
- d. Processing: Laboratory
- e. Manufacturing: Electrical/electronic items
- f. Cafeteria (excluding sale of alcohol)
- g. Retail (only of those products manufactured, processed or fabricated on site under the permitted uses)

Permitted with a Conditional Use Permit:

- a. Indoor recreation facility (billiard halls, escape room, arcade)
- b. Liquor, on-sale, in conjunction with an eating and drinking establishment
- c. Fitness Facilities such as gymnasiums.





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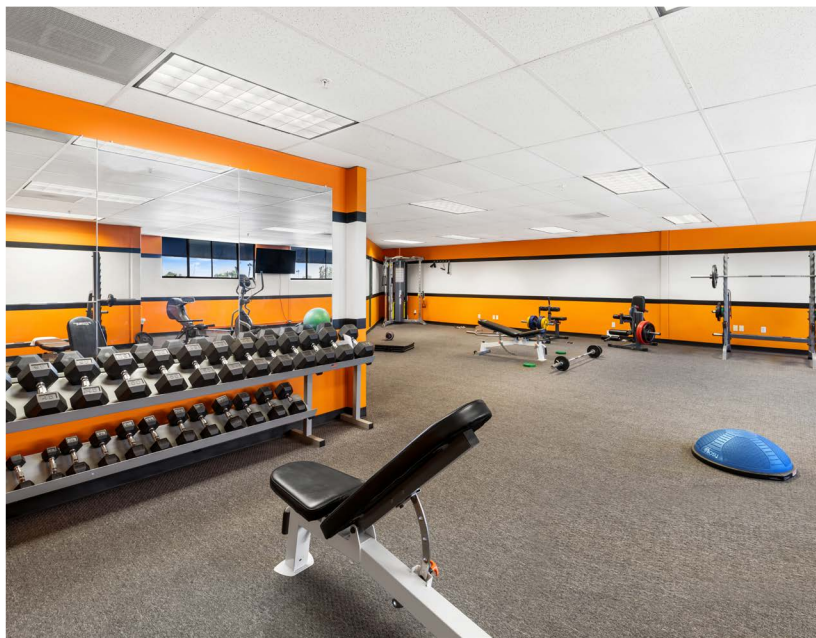
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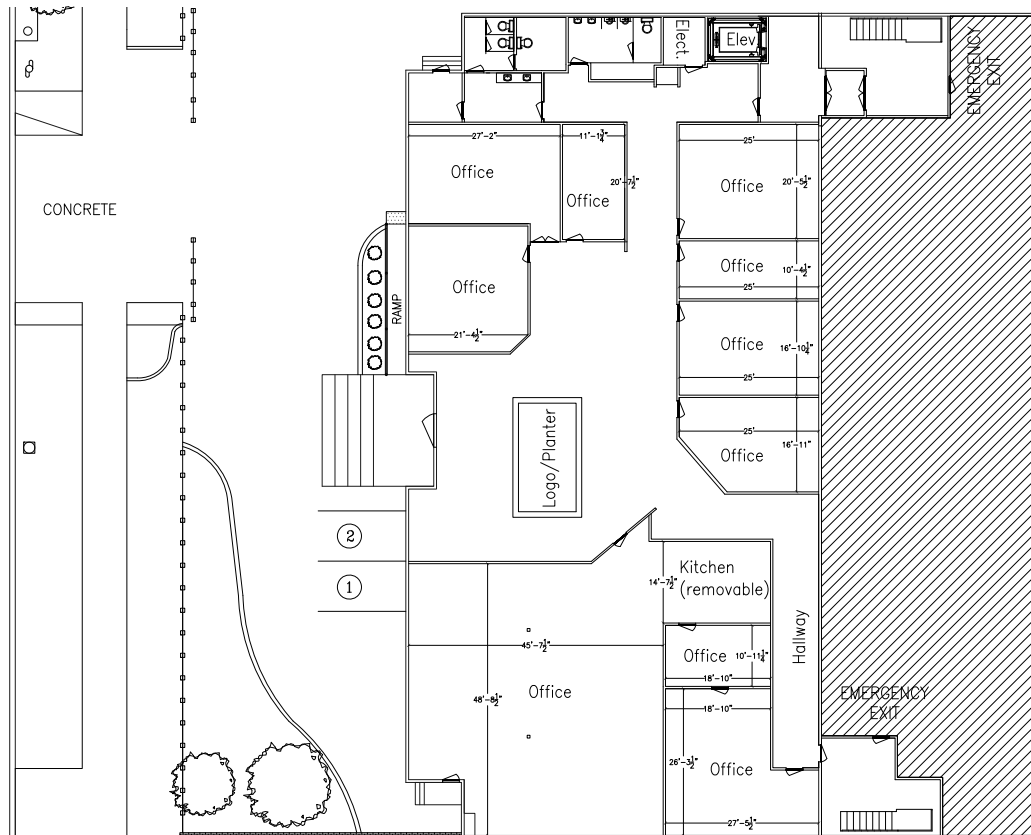
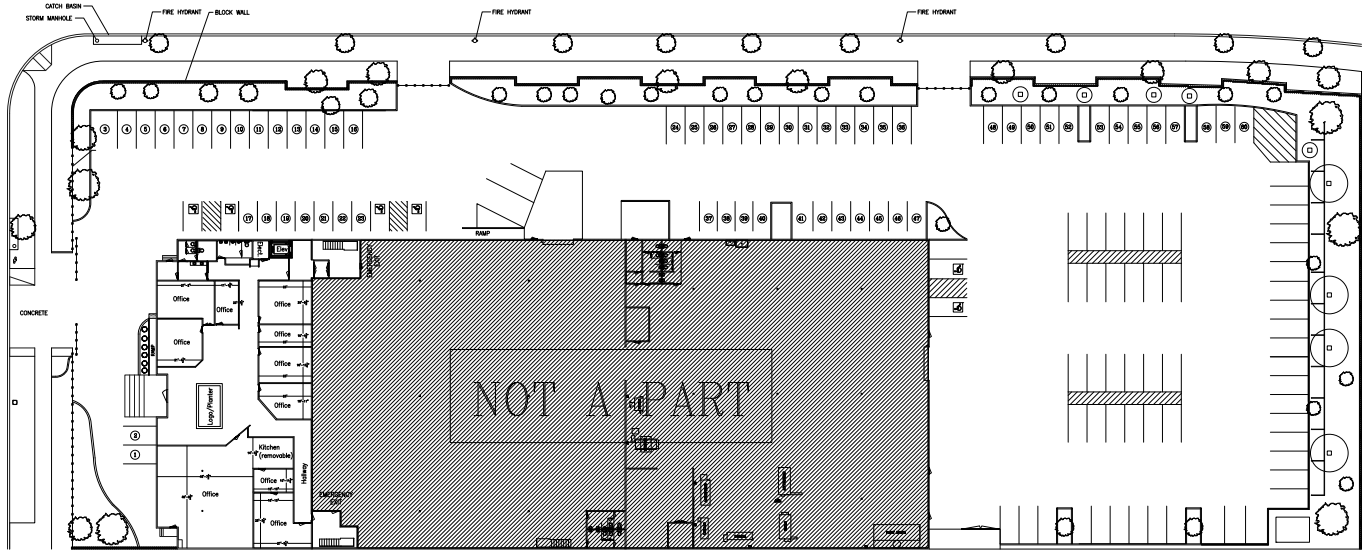
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Floor Plan

First Floor Approximately 11,468 SF



Floor Plan

Second Floor Approximately 11,077 SF



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