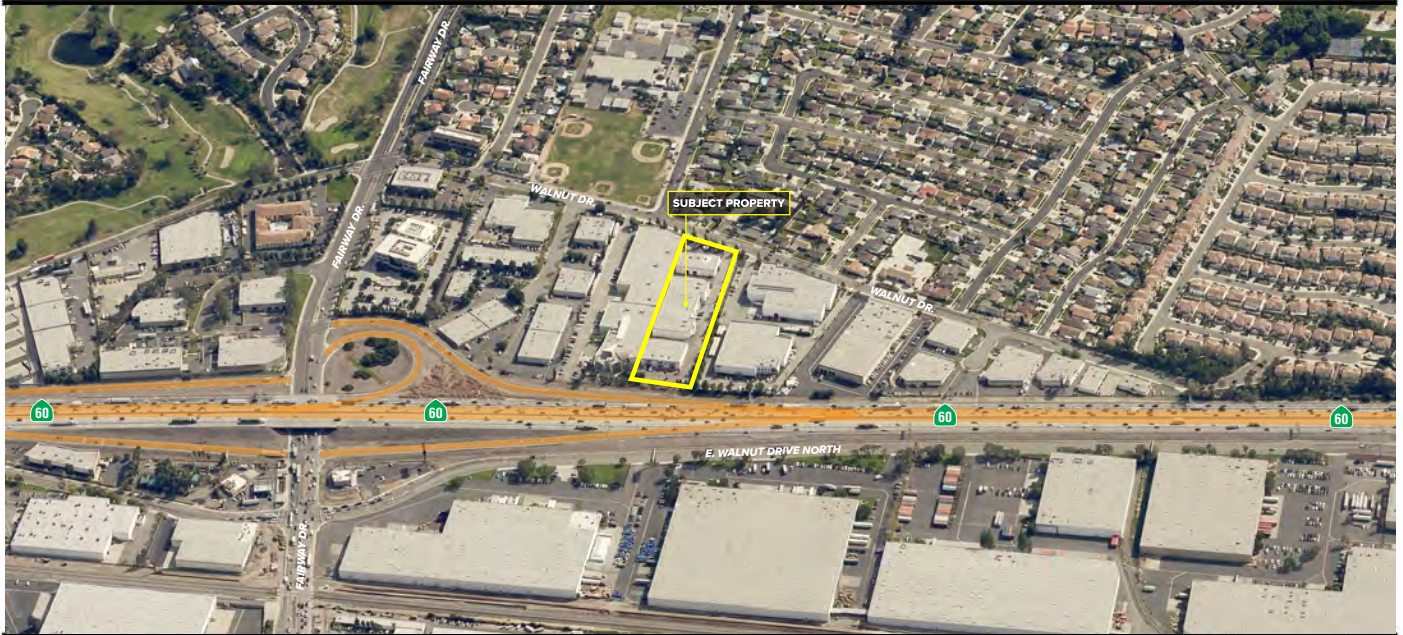


Available SF 8,622 SF

Industrial For Lease

Building Size

14,370 SF



**Address:**

1955 Walnut Dr S, Unit A3-5, Industry, CA 91748

Unincorporated Los Angeles County  
Adjacent to Pomona Freeway and Fairway Dr  
60 Freeway Frontage

<b>Lease Rate/Mo:</b>	\$9,915	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,440 SF / 3
<b>Lease Rate/SF:</b>	\$1.15	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Gross / Op. Ex: \$0.07	<b>GL Doors/Dim:</b>	3	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	8,622 SF	<b>DH Doors/Dim:</b>	1	<b>Finished Ofc Mezz:</b>	720SF
<b>Minimum SF:</b>	8,622 SF	<b>A: 600 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tilt-wall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Submit	<b>Const Status/Year BIT:</b>	Existing / 2000	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 12 / Ratio: 1.39:1,000</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Industry
<b>Zoning:</b>	I			<b>APN#:</b>	8762-001-033

**Listing Company:** Lee & Associates - Industry, Inc.

**Agents:** Jeff Bethel 562.568.2002, Peter D. Bacci 323.767.2022

**Listing #:** AIR CRE Use Only

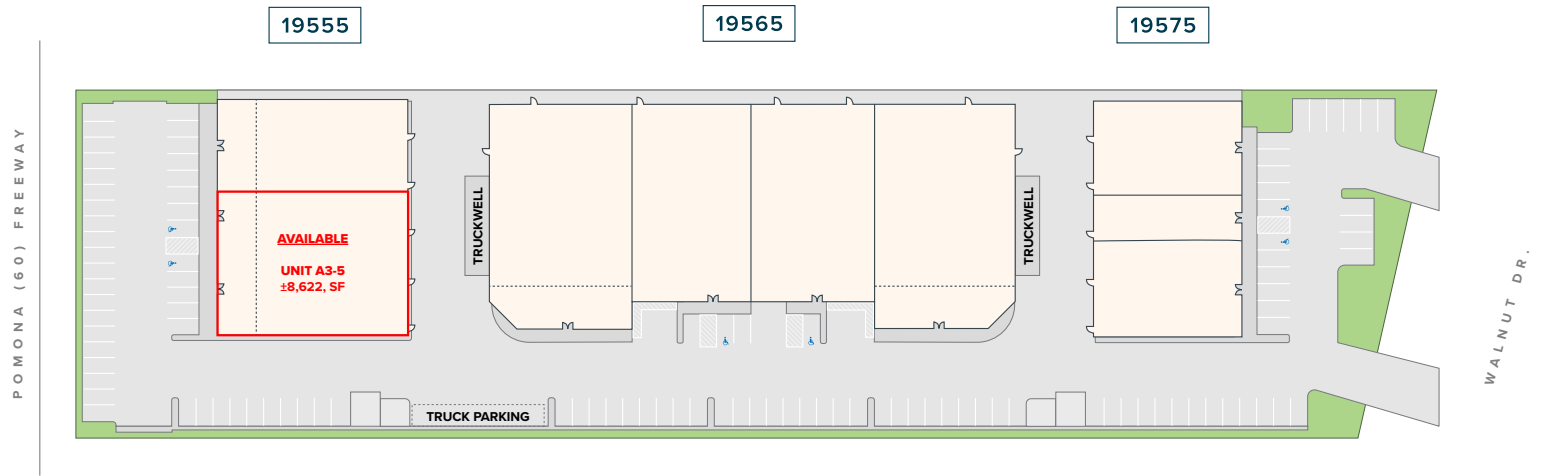
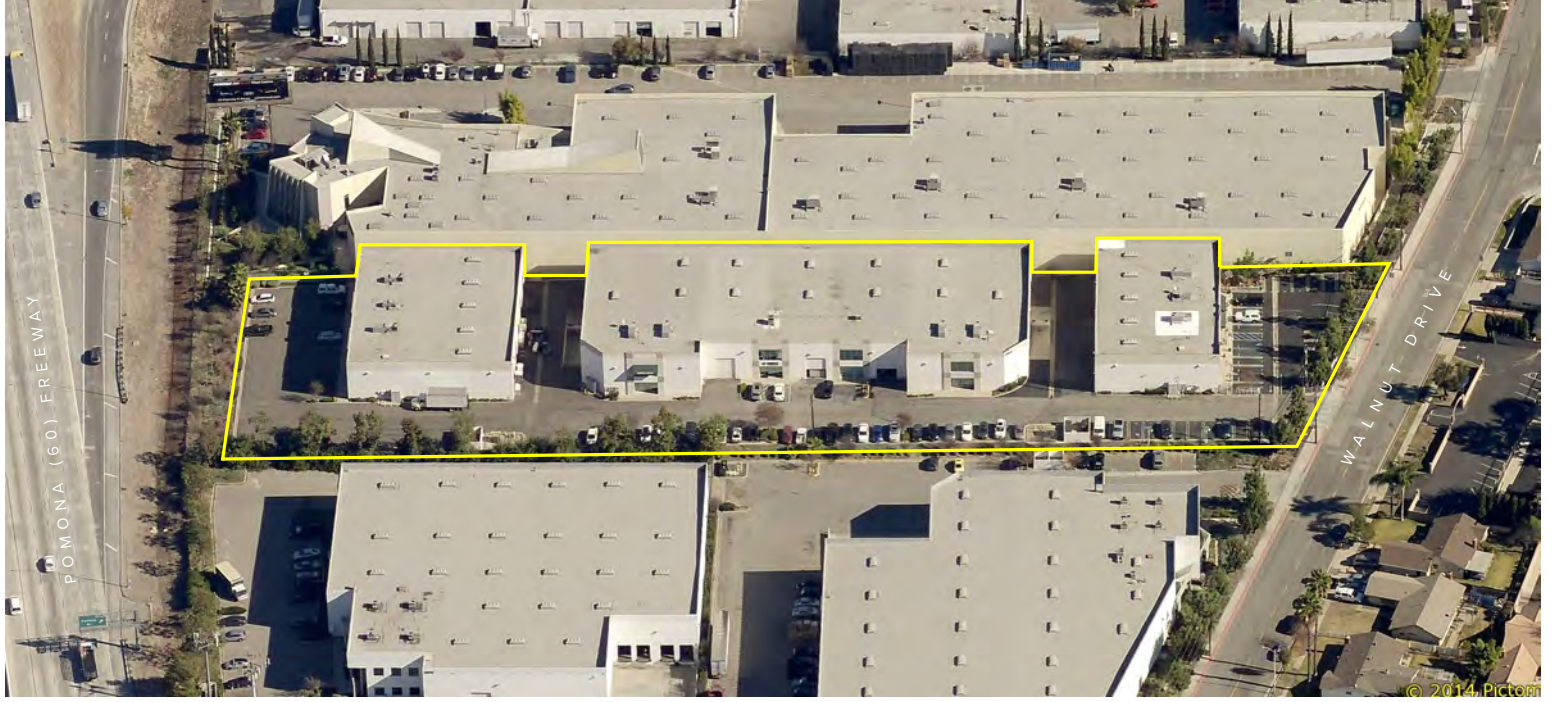
**Listing Date:** AIR CRE Use Only

**FTCF:** CB250N000S000 /AOAA

**Notes:** Sprinklers: .45/3,000, CAM Fee's \$0.07 PSF, Property Lot Size: POL, Dock High Door Is Shared. Please Verify All Information.

PROPERTY

**AERIAL & SITE-PLAN**



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.