

# FOR LEASE

±164,500 SF Freestanding Industrial Building

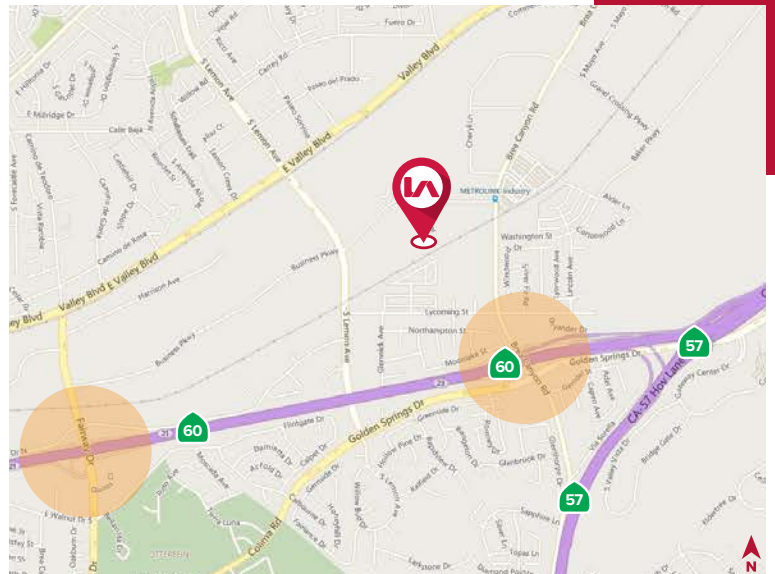
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



611 Reyes Drive. Walnut, CA 91789

## Property Highlights

- Dense Infill Location / Ideal Last Mile E-Commerce Facility
- 26' Clear Height Freestanding Single Tenant Distribution Facility
- 22 External Dock-High Loading with 4 Ground-Level Loading
- Generous Truck Court with Full Drive Around Capabilities
- Heavy Power with 3,000 Amps / 480 Volts / 3 Phase
- Fenced Yard Area
- Prime Infill Location at East San Gabriel Valley Submarket



For more information on Lee & Associates®, or to locate a commercial real estate expert near you, please Contact:

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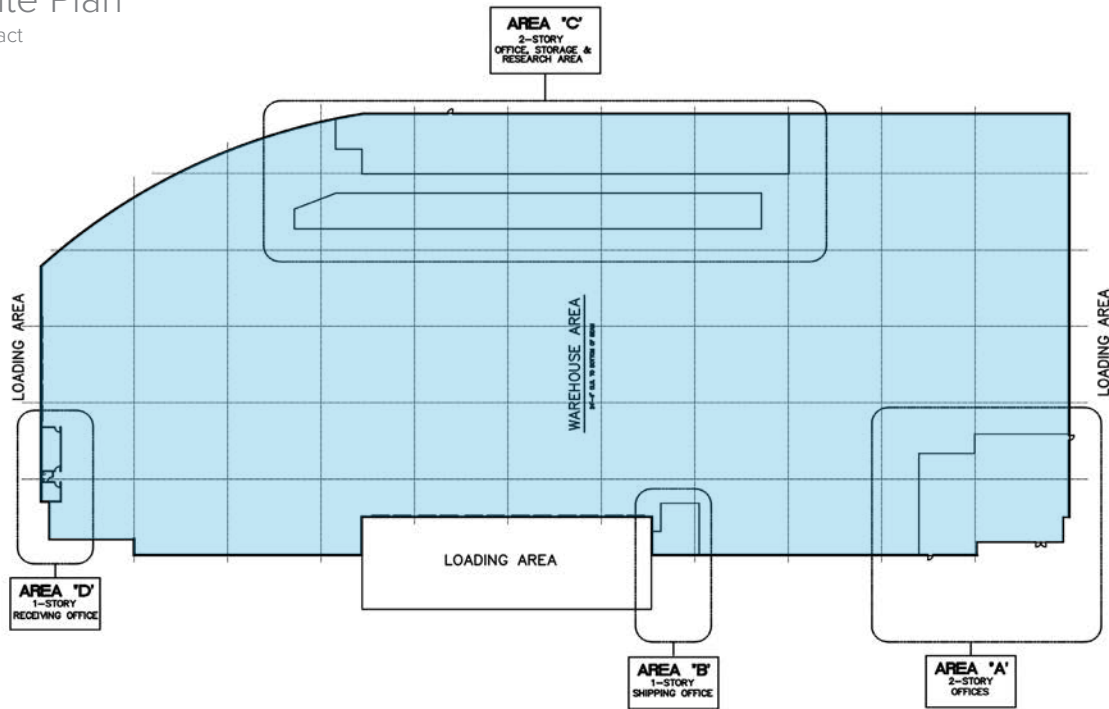
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## Property Site Plan

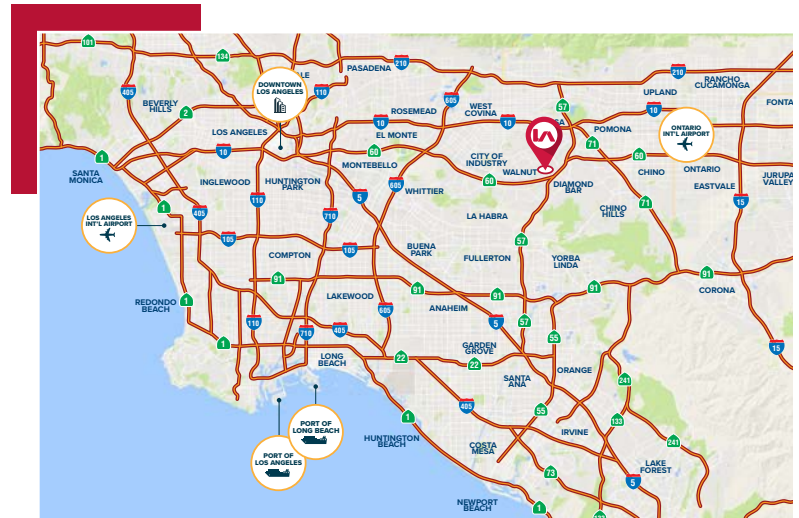
Not To Scale/ Not Exact



## Building Characteristics

- Building Size:** ±164,500 SF
- Lot Size:** ±328,724 SF (7.55 Ac.)
- Clear Height:** ±26'
- Dock-High Loading:** Twenty-Two (22)
- Ground-Level Loading:** Four (4)
- Sprinklered:** Yes - ±0.66 GPM / 3,000 SF
- Power:** 3,000 Amps / 480 Volts / 3 Phase
- Car Parking:** 250 Parking Spaces

**Asking Lease Rate: TBD**  
Please Contact Brokers



<b>Distance Map</b>	SR-60 .....	1.34 Mi.
	SR-57 .....	2 Mi.
	Downtown Los Angeles .....	25.1 Mi.
	Ontario Int'l Airport .....	18.9 Mi.
	Los Angeles Int'l Airport (LAX) .....	40 Mi.
	Port of Long Beach .....	40 Mi.
Port of Los Angeles .....	42 Mi.	

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