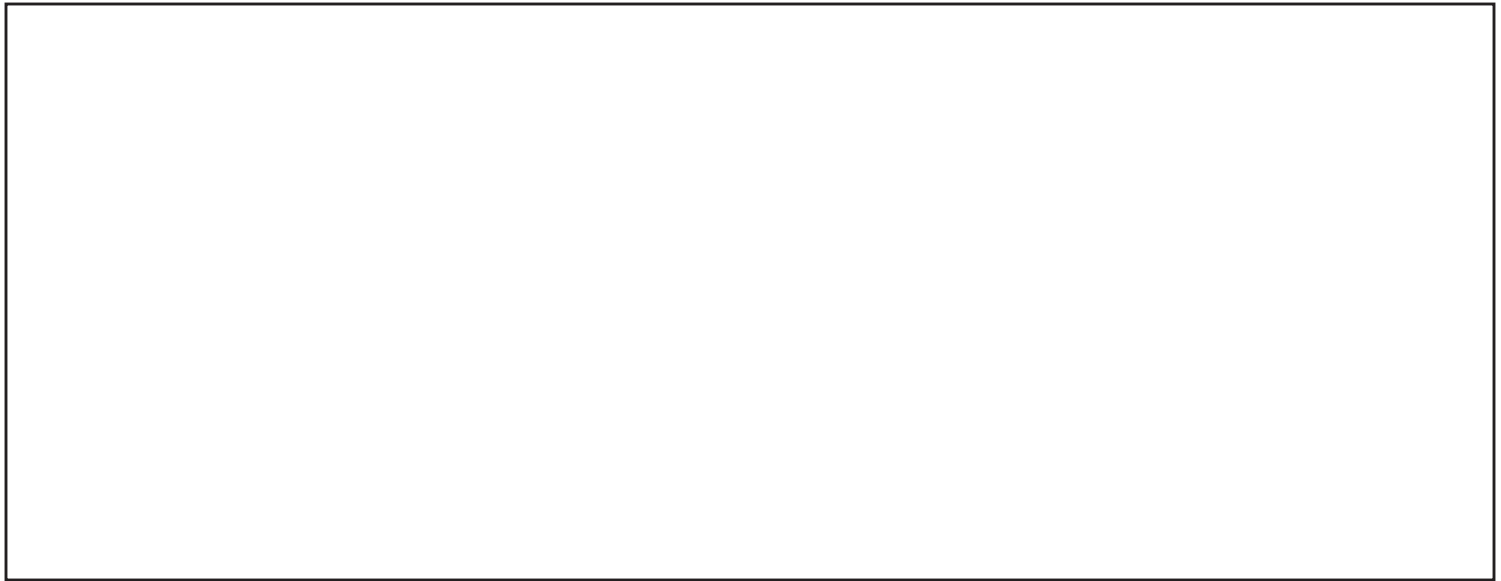


Industrial For Lease

Available SF: 2,800

Total Building SF: 2,800



Address: 20511 E Walnut Dr N, Walnut, CA 91789
Cross Streets: S Lemon Ave and E Walnut Dr. N
Park Name: Walnut Park Business Center

Rare Small 2,800 Industrial Unit Available For Lease
Professional Business Park Environment

Lease Rate/SF: \$1.490

Lease Type: Gross

Price/SF: \$0.000

Available SF: 2,800

Const Sts/Yr Blt: Existing /1987

Region: LA East

Zoning: M1.5

Grd Lvl Drs / Dim: 1

Sprinklered: Yes

Finished Ofc Mezz: SF:

Include In Avail:

Rail Service: No

Lease Rate/Month: \$4,172

Terms: 3-5 years

Sale Price: \$0

Roof Type: Laminated/GLU Wood Beam

Construction Type: Tilt-up

Specific Use: Flex/R&D

Lot Size SF:

Dock High / Dim: 0

Yard: No

Unfin Ofc Mezz: No SF:

Include In Avail:

Heat/Cool: Unknown

Taxes: /Yr.

Possession: Now

Minimum SF: 2,800

Prkg Ratio: :1/Spaces:

Thomas Guide:

APN#: 8517-019-010

Office SF / #: 1,400 /

Ofc Air: Ofc Heat:

Clear Height: 19'

A:225 V: Ø: W:

Restrooms:

Listing Company: Lee & Associates - Industry, Inc.

Agents: Ben Fukukura 562.568.2040; Michael Lee 562.568.2018; Simon Chen 562.568.2013

Property ID/Listing #: AIR Use Only

Listing Date: AIR Use Only

FTCF: CB000N000S000 /

Notes: Available for lease, rare 2,800 SF warehouse/office. The unit is about 50% office, 50% warehouse. Easy access to the 60 Fwy. No additional CAM fees.

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

Proceed to the 2nd page of this form and complete all fields.

