

# FOR LEASE

## 1850 Evergreen St., Duarte, CA 91010



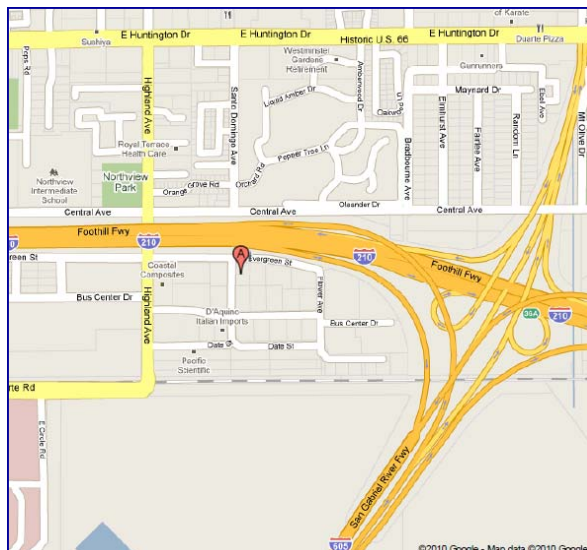
### FEATURES

- Approx. 14,300 SF Warehouse/R&D Space Available
- Asking Price is \$0.85/SF Industrial Gross
- Approx. 8,400 SF of Office/Lab Space: 4,000 SF of Office & 4,400 SF of Lab
- Free Standing Building with Plenty of Parking
- Building Has Nice 210 Freeway Frontage
- 2 Ground Level Doors
- Nicely Paved and Fenced Yard
- 18 Foot Clear Ceiling Height
- 1200 Amps, 120-208 Volts, 3 Phase, 4 Wire
- Located Within a Very Nice Industrial Business Park
- Close to the 210 and 605 Fwys

**Shown by appointment only. Please call listing office to schedule.**

**Filippo Fanara**  
626.255.1124  
filippo@cibare.com

**Gina Fanara**  
626.818.3283  
gina@cibare.com



**Real Estate**

233 W Chestnut Ave.  
Monrovia, CA 91016  
626.303.1818 Phone  
626.303.1758 Fax