



Commercial Real Estate

505 W. Foothill Blvd.
Azusa, CA 91702

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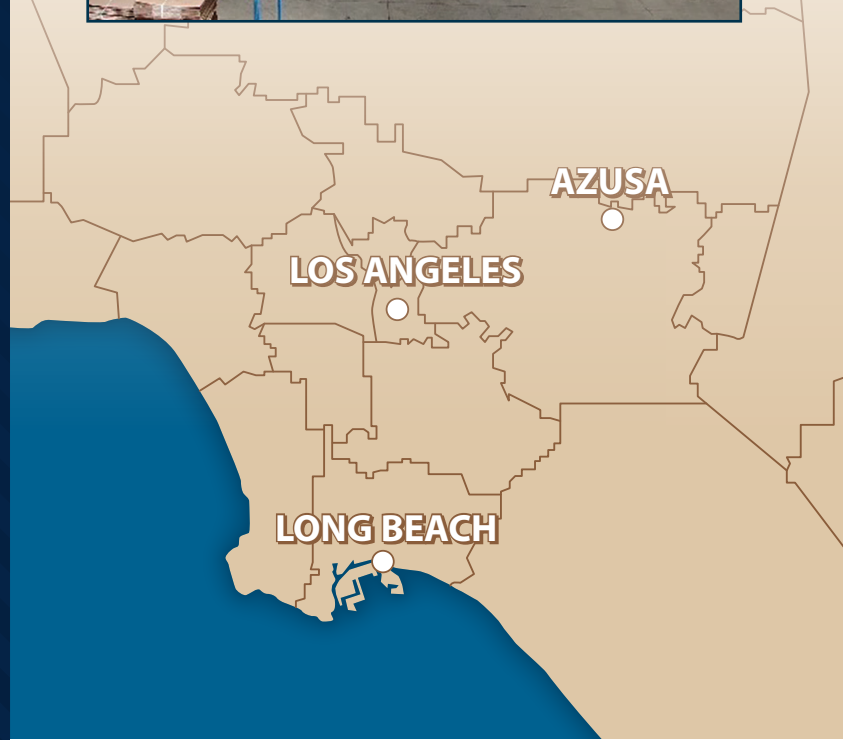
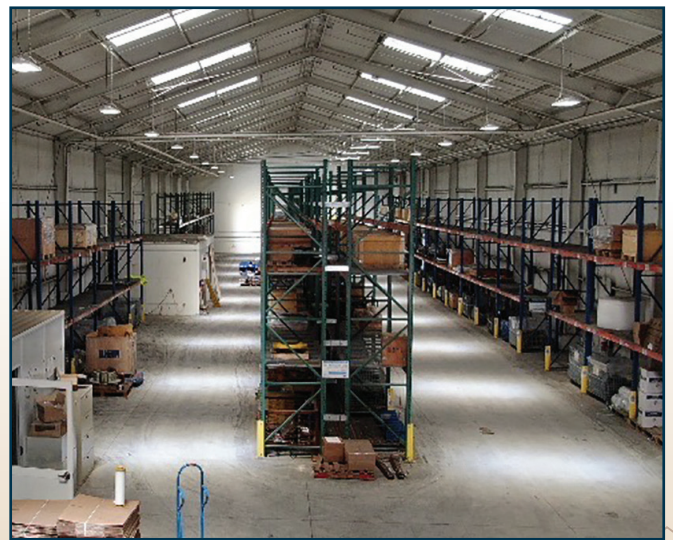
830 S. Myrtle Ave.
Monrovia, CA 91016
626.303.1818



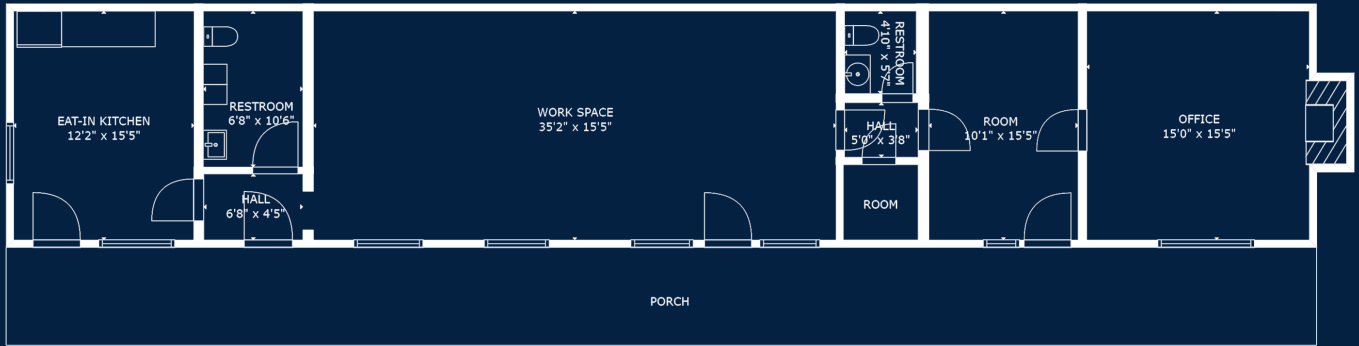
PROPERTY HIGHLIGHTS

- Large Warehouse and Outside Yard for Storage
- Approximately 25,000 sq ft of Clear Span Warehouse
- Approximately 20,000 sq ft of Covered Outside Storage or Truck Bays
- Approximately 1600+ Stand Alone Office
- 20'+ Ceiling Height in Warehouse With Dock High Loading and 8 Over-sized Ground Level Doors
- Zoning DWL: - Comes with CUP for Outside Storage
- Local Azusa Water and Power Lower Rates
- 1200 AMP 480/277 Volts
- 3.73 Acre Parcel
- Secured Fenced Yard and Recently Capped in Asphalt
- Entire Property has been Renovated
- Close to 210, 605, & 10 Freeways

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

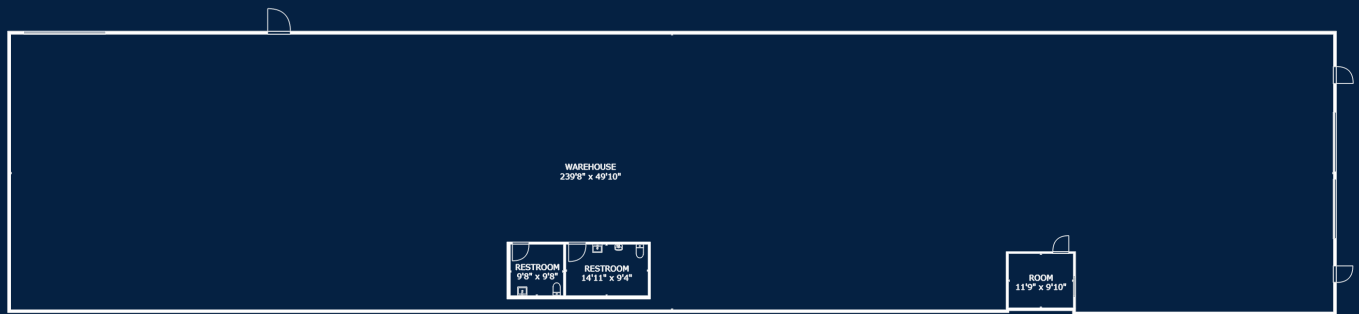


FLOOR PLAN



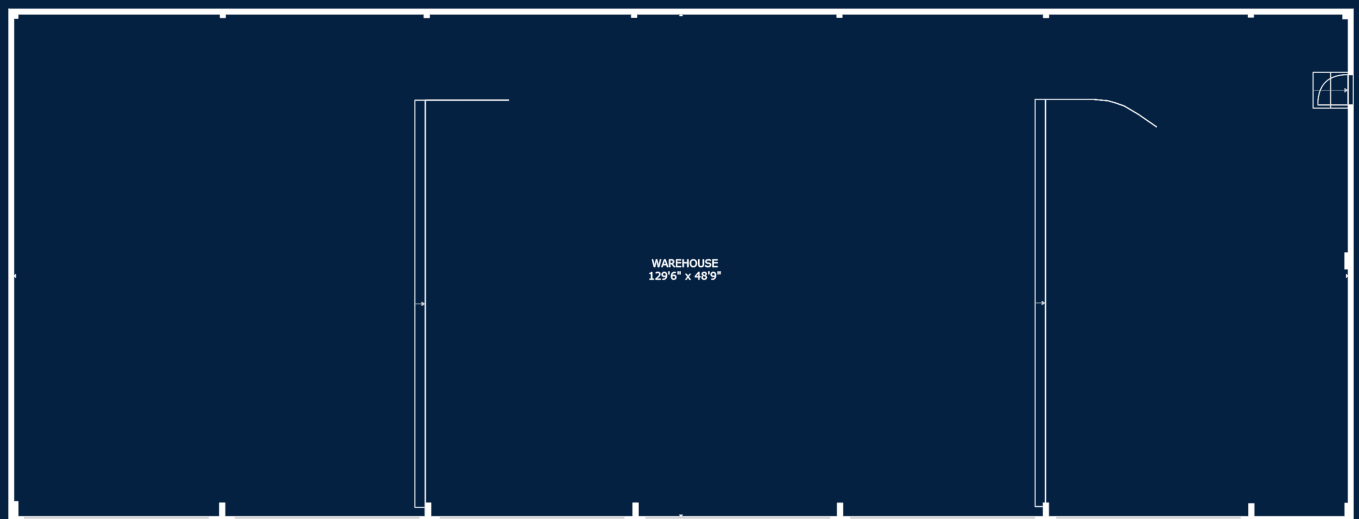
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1358 SQ FT
TOTAL: 1358 SQ FT



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 11966 SQ FT
TOTAL: 11966 SQ FT



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 6311 SQ FT
TOTAL: 6311 SQ FT



CIBA

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**YOUR BUSINESS DESERVES A GREAT PROPERTY,
WITH SERVICE TO MATCH.**

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