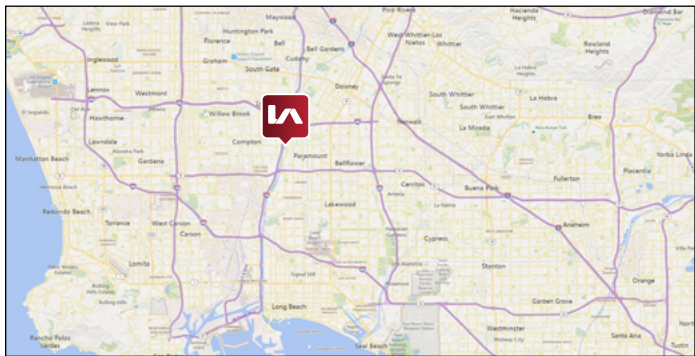


**Lowest OPEX (\$0.16) in the Market!**



## PROPERTY SUMMARY

<b>AVAILABLE:</b>	±27,750 SF Bldg on ±77,145 SF Lot
<b>LEASE RATE:</b>	\$1.15 / SF NET + \$0.16 OPEX
<b>APN#:</b>	7102-020-001
<b>TERM:</b>	Two (2) Years
<b>ZONING:</b>	M2

- Owner Motivated - Submit Your Offer Now!
- Large Fenced and Paved Gated Yard
- Abundant Parking - 56 spaces
- Two (2) Dock High Loading Doors
- Free Standing Building
- High Visibility
- Close to 91 & 710 Freeways

**VIRTUAL TOUR**

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**Ron Mgrublian**

Principal | DRE# 01902882

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E: rmgrublian@leelalb.com

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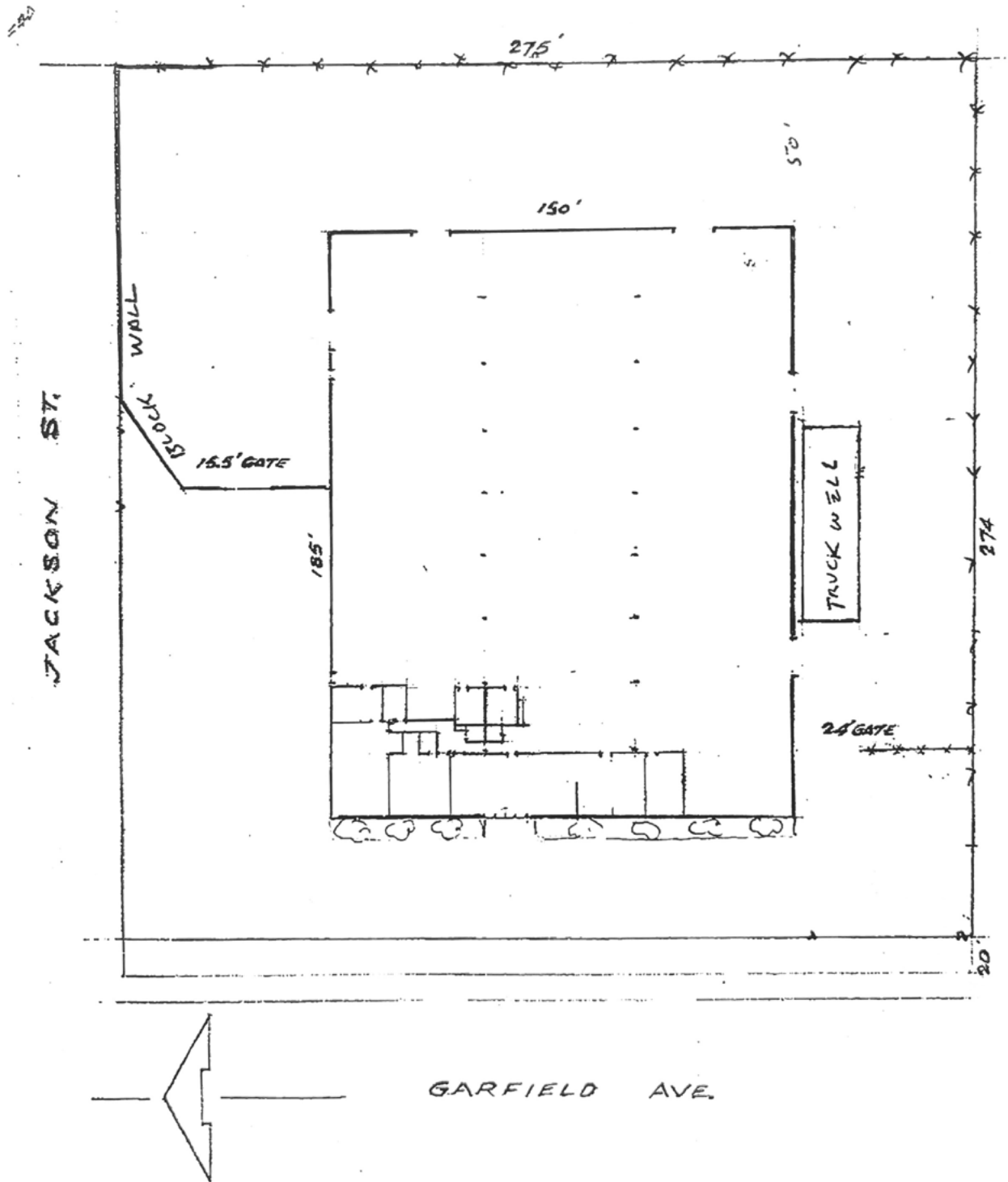
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**FLOOR PLAN (NOT DRAWN TO SCALE)**



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