

FOR LEASE

40,000 SQUARE FEET

461 SOUTH 7TH AVENUE, CITY OF INDUSTRY, CA

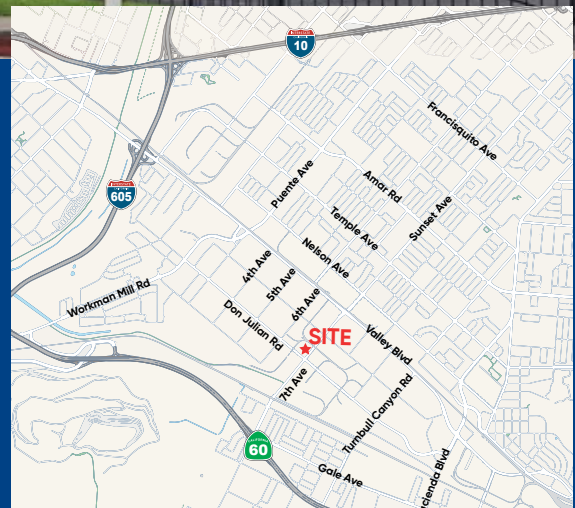


BUILDING FEATURES

- Office: 4,000 Square Feet Improved
- Loading: 7 Dock High Spots;
1 Ground Level Ramp
- Calculated Fire Sprinklers: .38 G.P.M./3,000 Square Feet
- Foil Insulation
- Clearance: Minimum 21'
- Parking: 50 Cars
- One Story Concrete Tilt-up Building
- Fluorescent Lighting Throughout
- Attractively Landscaped
- Excellent Freeway Access
- Corner Location

LOCATION FEATURES

Immediate Access to the Pomona (60) and San Gabriel (605) Freeways



For further information, contact:

Taylor Talt

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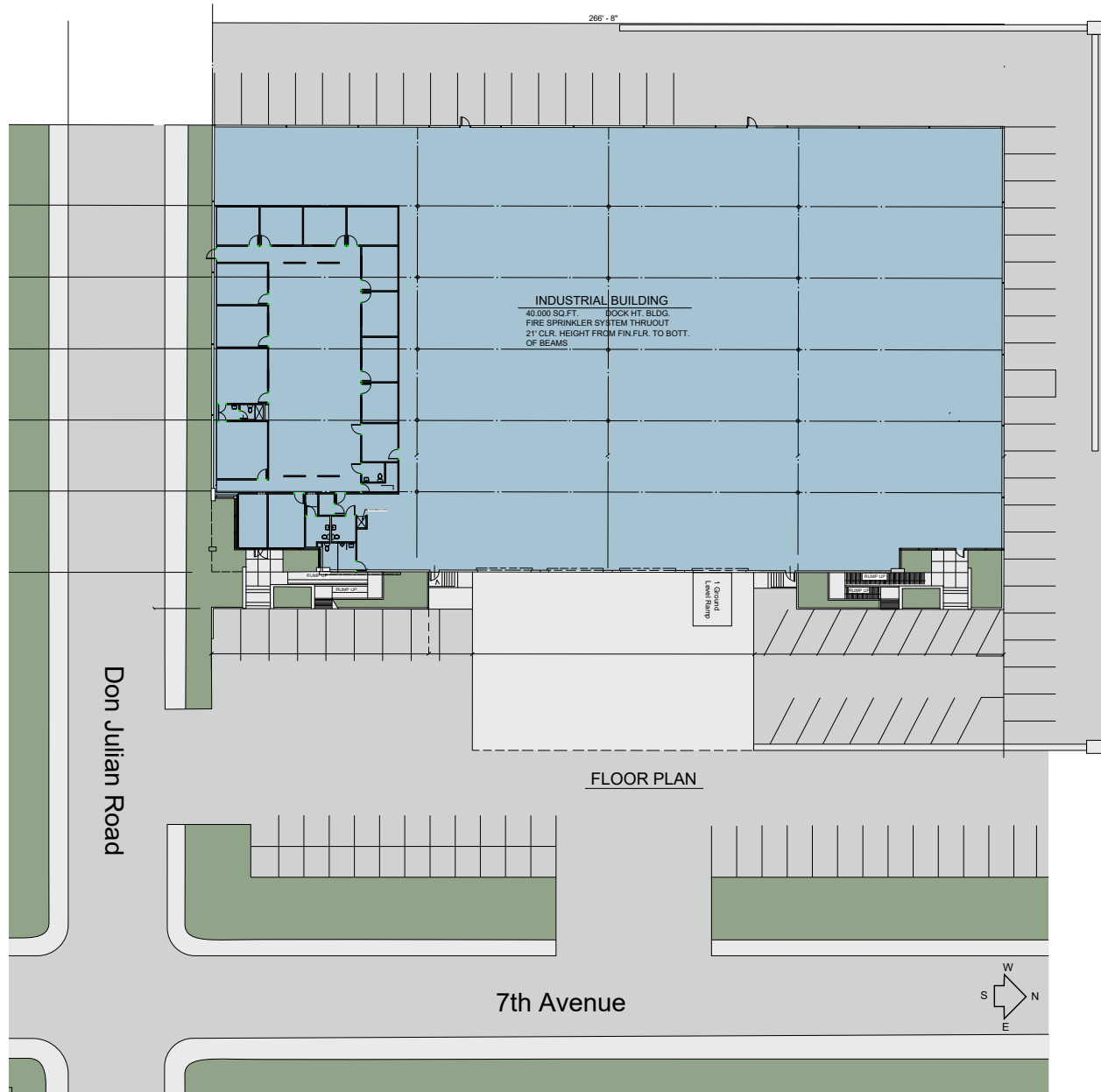
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