

FOR SALE OR LEASE ±17,600 SF INDUSTRIAL BUILDING



18421 E VALLEY BLVD | LA PUENTE, CA 91744



±17,600 SF | INDUSTRIAL BUILDING FOR SALE OR LEASE

PROPERTY INFORMATION

BUILDING	±17,600 SF
OFFICE	±2,600 SF
LAND	±44,867 SF
CLEARANCE HEIGHT	16-18' Minimum Clearance
POWER	400A/120-240V 3P 4W
GROUND LEVEL DOORS	3
LOADING DOCKS	1
YEAR BUILT	1976
PARKING SPACES	28
ZONING	CM-B-1




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 16-18' Clearance

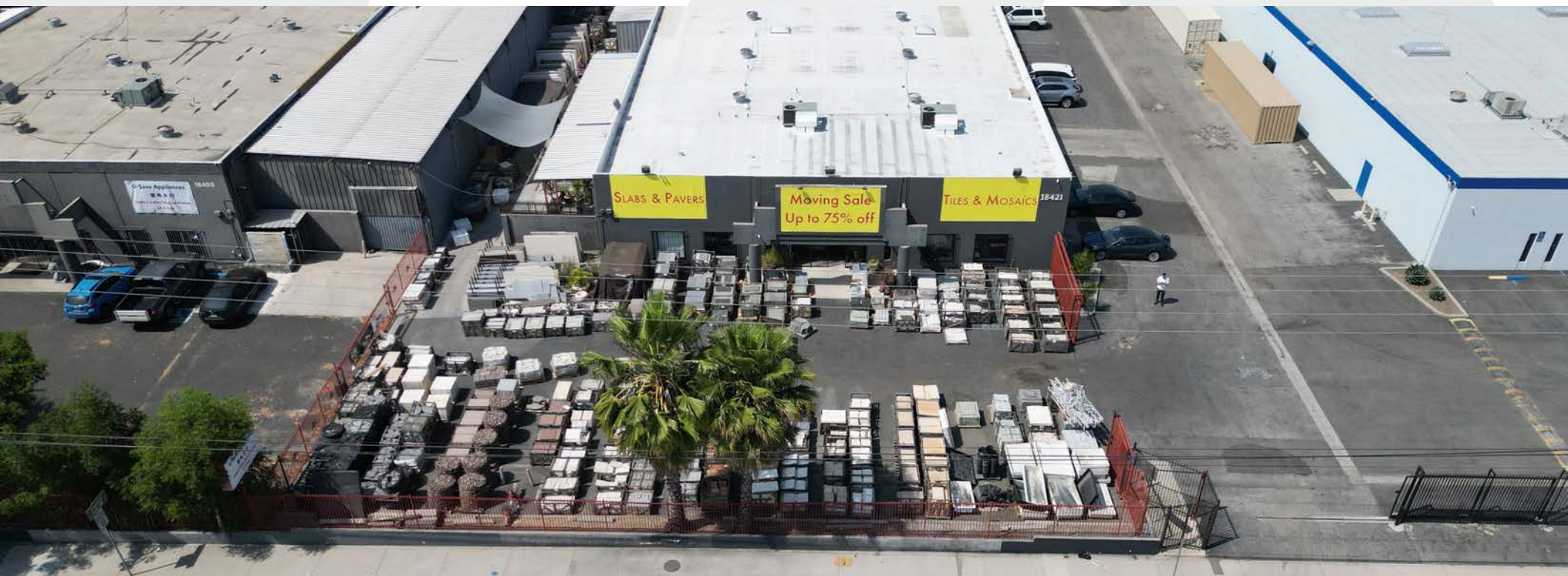
 Private Front & Side Yard

 1 Loading Dock

 ±2,600 SF Office

 3 Ground Level Doors

 ± 15,000 SF Warehouse



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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies.

