

FOR SUBLEASE

Two Units Totaling Approx. 17,480 SF
Fully Built-Out Office & Mezzanine Space
28' Clear Ceiling Height
Pre-Permitted. Pre-Approved. Ready to Rack!

1623 W San Bernardino Rd.
West Covina, CA 91790
Units 8 & 9

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Property Overview

AVAILABLE FOR SUBLEASE – Units 8 & 9

1623 W San Bernardino Road, West Covina, CA 91790

Prosperity Park – Phase 2 / Brand-New Modern Industrial Condominium Park

Units 8 and 9 deliver immediate, turnkey warehouse space in one of West Covina's newest and most attractive industrial developments. These modern industrial / flex units feature polished concrete floors, high-efficiency LED lighting with skylights, and extensive tenant improvements — ideal for distribution, e-commerce fulfillment, light manufacturing, wholesale, or flex users.

An exceptional value in a prime San Gabriel Valley location with move-in-ready offices, break rooms, restrooms, and racking potential — perfect for users who want immediate occupancy without the time or cost of new construction or tenant improvements. Units 8 and 9 are contiguous with a convenient interior connecting entrance. Combined Opportunity – 17,480 SF. Lease them together or separately.

Unit 8 (4,245 SF) includes one 12' x 9' ground-level roll-up door and ±268 SF fully built-out foyer/break room along with ±300 SF mezzanine office/conference room awaiting its next enterprise.

Unit 9 (13,235 SF) offers a recessed loading dock with two ground-level roll-up doors (12' x 9' and 12' x 12') plus a spacious ±704 SF fully built-out foyer/office and a ±763 SF mezzanine office with conference setup and natural light.

Located at the quiet end of the park for superior truck access and privacy, the property benefits from excellent San Gabriel Valley logistics positioning with direct access to the I-10 and I-210 freeways. These rare Prosperity Park units provide top tier functionality and high storage density at attractive sublease rates, making them an exceptional opportunity for 3PLs, distributors, and growing businesses that want to skip construction timelines and begin operating right away.

Contact us today to schedule a tour and secure this rare turnkey opportunity.

Property Highlights

Pre-Permitted / Pre-Approved Racking

Move In. Rack Up. Start Shipping:

Pre-approved racking layouts for both Unit 8 and 9 have already been fully reviewed and signed off by the City and Fire Marshal.

Skip the 4–8 weeks of permitting delays and save tens of thousands of dollars in engineering, plan-check, and Fire Marshal review fees.

For 3PL providers, e-commerce fulfillment centers, distributors, and manufacturers who need to scale quickly, this pre-permitted racking solution delivers the fastest path to full-scale operations.

Plug-and-Play Advantage

This rare turnkey advantage delivers immediate benefits most industrial spaces simply cannot offer:

Day 1: Drop in your racks immediately upon move-in — no waiting, no revisions, no surprises.

That's weeks and thousands of dollars saved — while neatly bypassing every permit, plan check, and Fire Marshal approval.

Day 2: You're operational, go ahead and start making money.

Costly downtime eliminated, project risk neutralized.

Building Highlights

28' Clear Ceiling Height: Excellent vertical storage and high-pallet racking density

Three-Phase Power: Ready for your manufacturing ops or equipment demands

LED High-Bay Lighting + Skylights: Energy-efficient illumination w/ natural lighting

Fully Insulated Roof & Ceiling System: Superior temperature control and energy efficiency

Recessed Loading Dock: Optimal truck access allows streamline loading / offloading

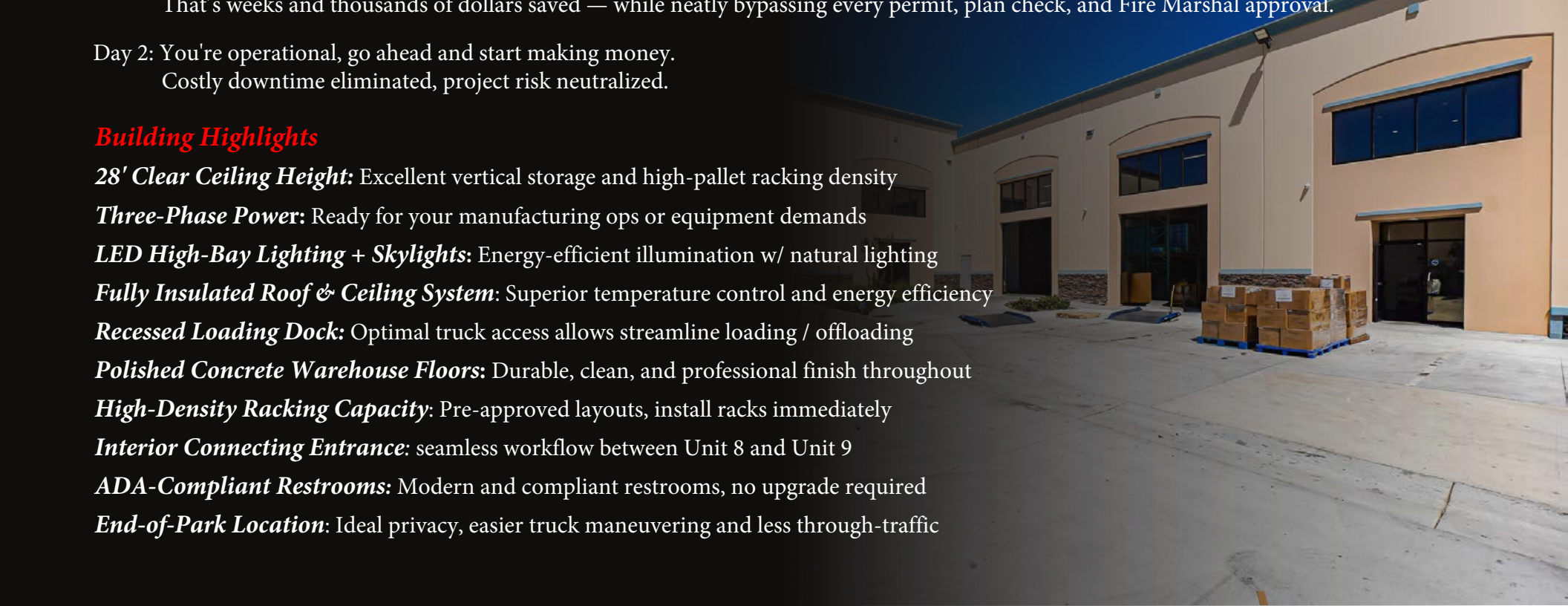
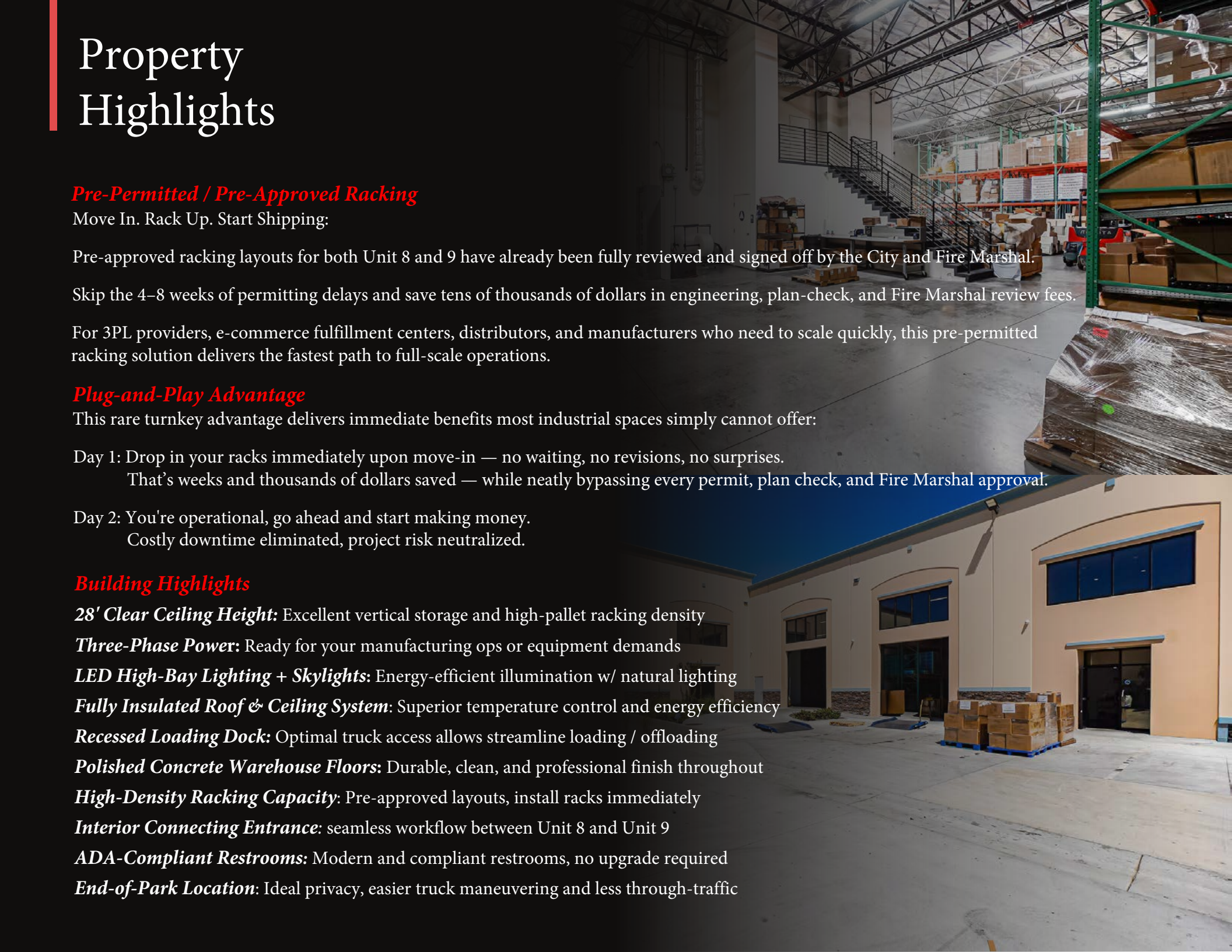
Polished Concrete Warehouse Floors: Durable, clean, and professional finish throughout

High-Density Racking Capacity: Pre-approved layouts, install racks immediately

Interior Connecting Entrance: seamless workflow between Unit 8 and Unit 9

ADA-Compliant Restrooms: Modern and compliant restrooms, no upgrade required

End-of-Park Location: Ideal privacy, easier truck maneuvering and less through-traffic



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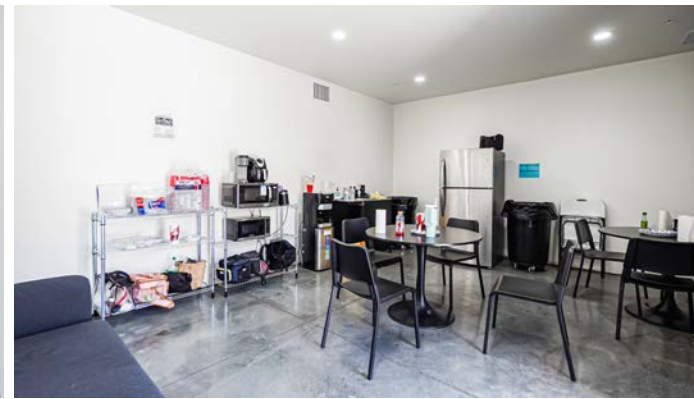
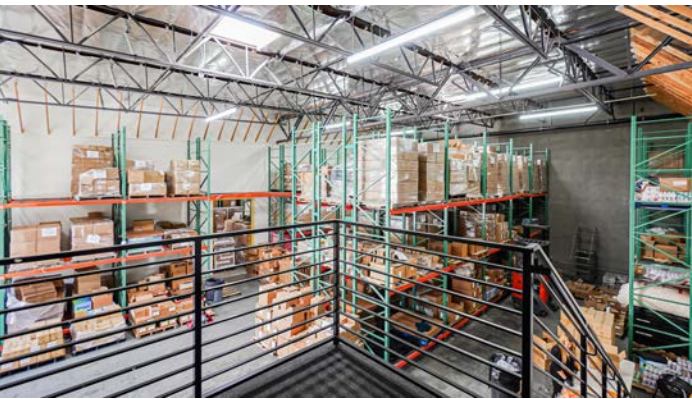
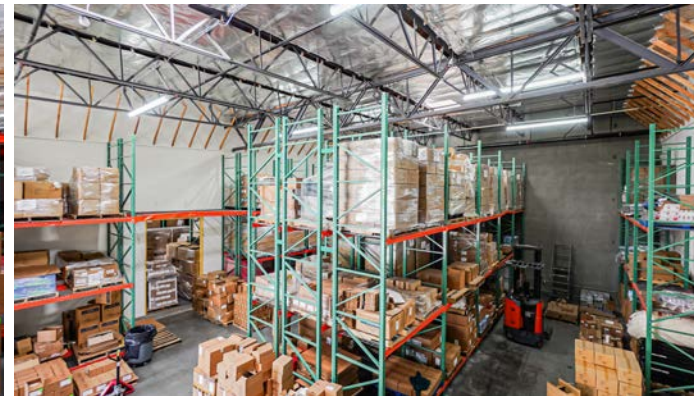
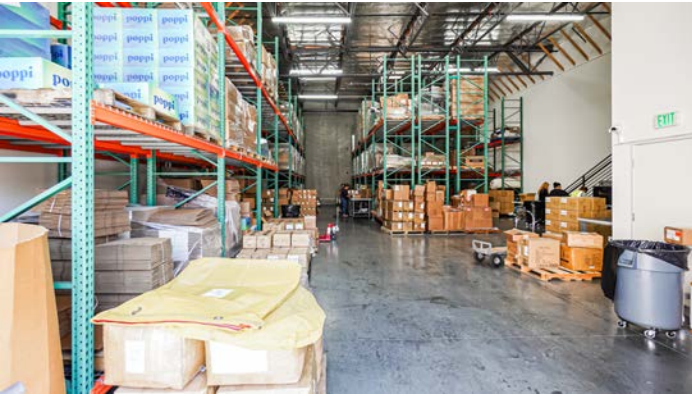
Unit 8

4,245 SF

One (1) GL door (12' x 9')
28' clear ceiling height
Three-phase power
±268 SF fully built-out foyer/break room
±300 SF mezzanine office/conference room

Sublease Terms

\$5,943 per month + \$297 CAM | Expires June 30, 2027
Flexible options: sublease through existing terms or
pursue long-term direct lease extension with owner



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Unit 9

13,235 SF

Two (2) GL doors (12' x 9' and 12' x 12')

28' clear ceiling height

Three-phase power

±704 SF fully built-out foyer/office

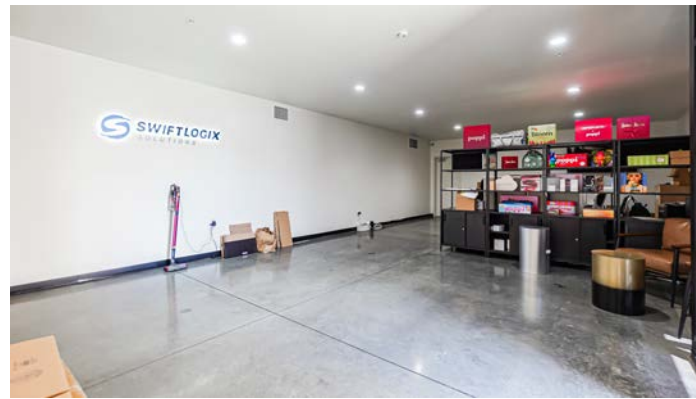
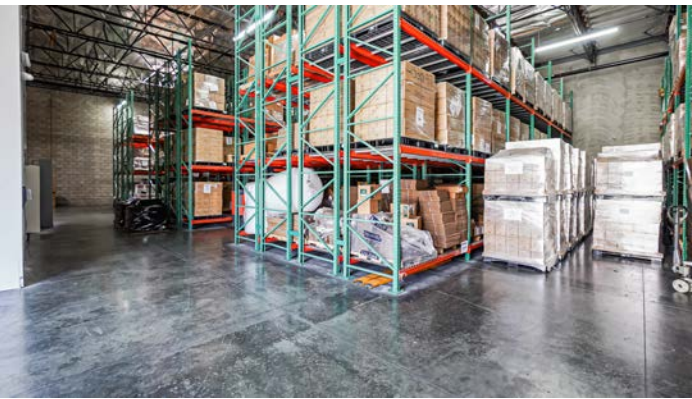
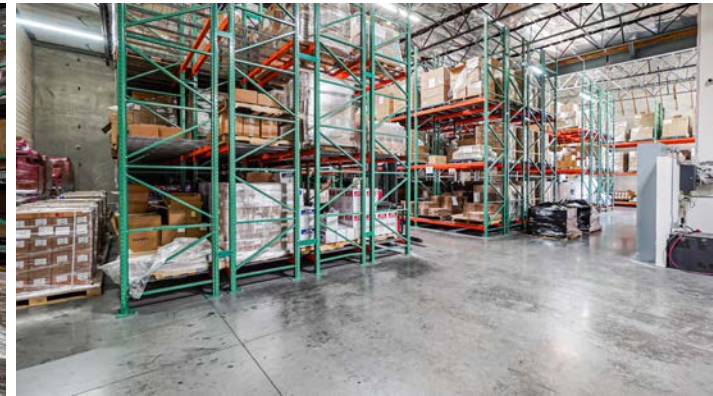
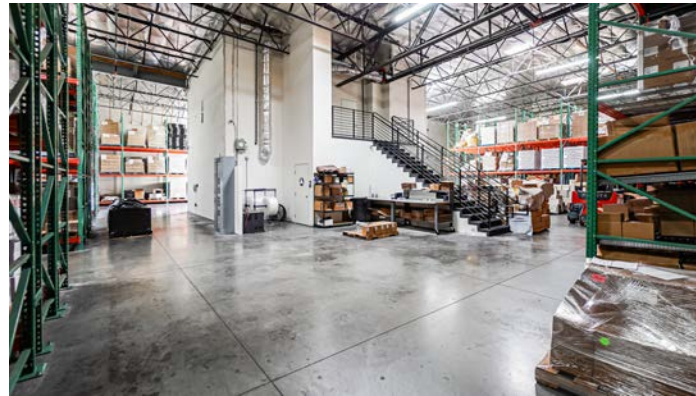
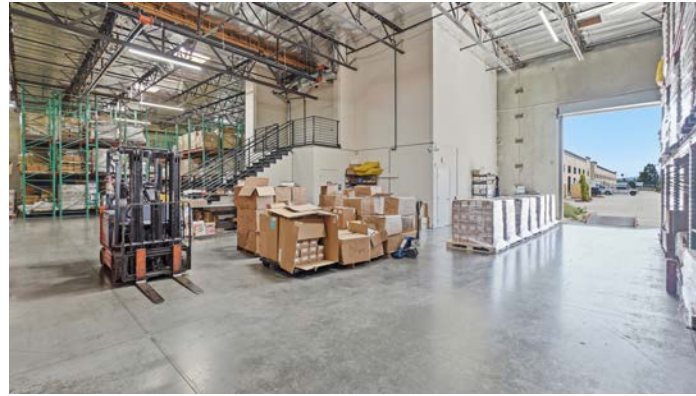
±763 SF mezzanine office/conference room

Recessed loading dock

Sublease Terms

\$18,529 per month + \$300 CAM | Expires June 30, 2027

Flexible options: sublease through existing terms or pursue long-term direct lease extension with owner



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Unit 8 & Unit 9

For additional info please call:
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