

FOR SUBLEASE

±27,378 SF INDUSTRIAL BUILDING AVAILABLE

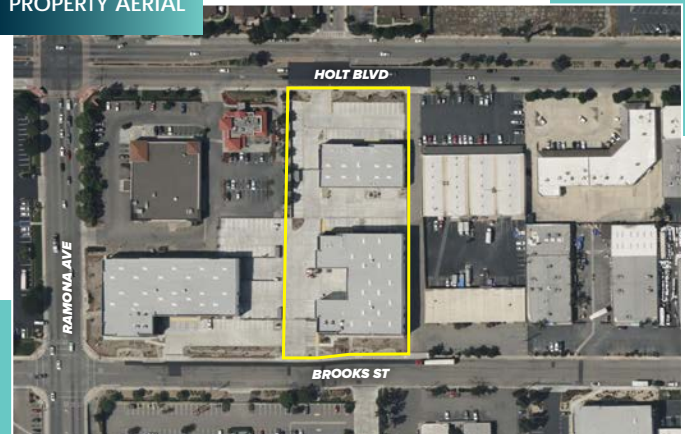
4586 Brooks St
Montclair, CA 91763



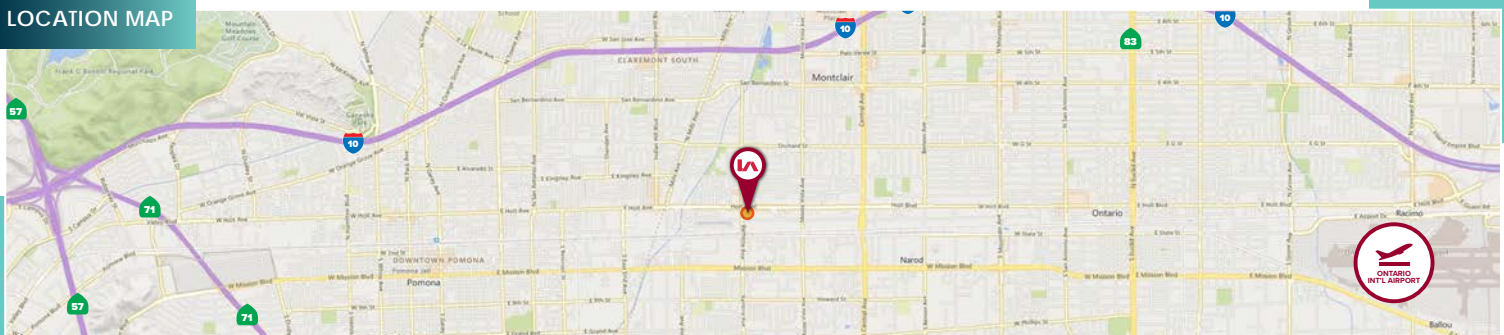
PROPERTY HIGHLIGHTS

- ▶ Class "A" High Image 2022 Construction
- ▶ ±27,378 SF Total
- ▶ ±4,137 SF Highly Improved Modern Office (2-Story)
- ▶ Four (4) Dock-High Loading Positions
- ▶ One (1) Ground Level Loading
- ▶ 32' Clear Height
- ▶ Fenced Yard Area
- ▶ ESFR Sprinklers
- ▶ Sublease Term Expires April 30, 2027
- ▶ Longer Term Direct Deal Possible

PROPERTY AERIAL



LOCATION MAP



BEN FUKUKURA
Senior Vice President | Lic. ID # 01952494
P \\ 562.568.2040
E \\ bfukukura@lee-associates.com

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



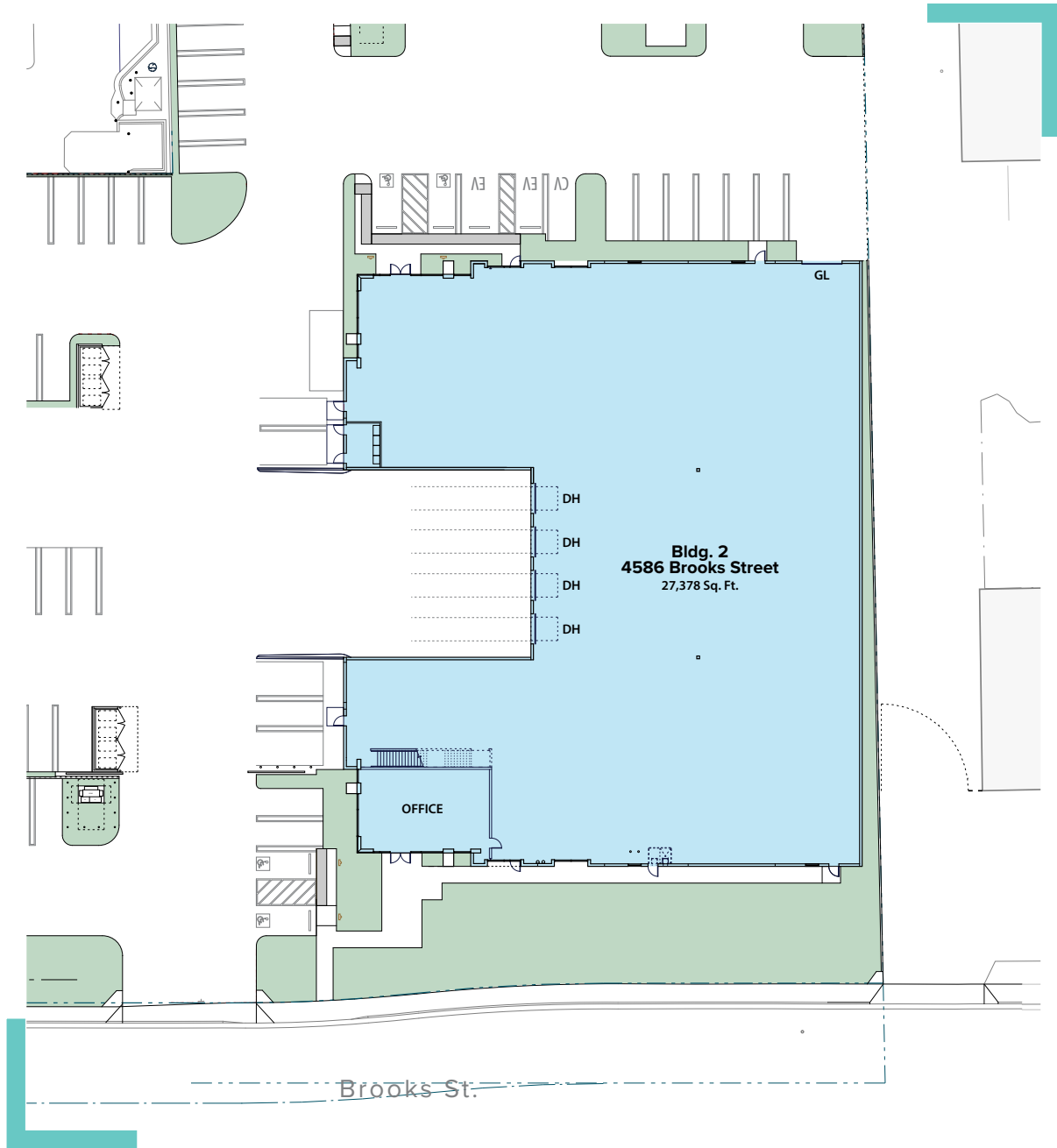
Lee & Associates® Industry, Inc.
13181 Crossroads Pkwy, North, Suite 300
City of Industry, CA 91746
P \\ 562.699.7500 F \\ 562.695.3133
LEE-ASSOCIATES.COM

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SITE PLAN



Not To Scale/ Not Exact



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