

Rare Owner / User Opportunity
John Reed Commerce Center
Premier Industry Location
Immediate (60) Access



For Sale - +/- 12,419 SF

INDUSTRY'S PREMIER BUSINESS PARK

1305-1307 JOHN REED CT, CITY OF INDUSTRY, CA
Two Fully Demised Units





HIGHLIGHTS

- Prestigious John Reed Commerce Center
- Outstanding Central Industry Location
- Large Rear Loading Area; +/- 38 Auto Stalls
- Immediate (60) Freeway Access via Hacienda Avenue & Azusa Avenue
- Two (2) Fully Demised Units
- Owner / User or Investor Potential
- +/- 12,419 SF, Two-Unit Building
- Situated on +/- 0.81 Acre parcel
- +/- 3,470 SF of Office Space (two pods)
- Oversized Loading Doors
- 16' Minimum Clear Height
- Two (2) Grade Level Doors
- Newly Completion Project Landscaping
- 1,000 amps (120/240V) Combined. Separately Metered
- 1979 Construction. New Roof Layer in 2019.
- Multiple Potential Buyer Options, such as:
 - Occupy entire building
 - Occupy portion, lease remainder
 - Lease both units as investments



HIGHLIGHTS

- Central Industry Location
- High Image Industrial Park off Gale Avenue
- Immediate (60) Freeway Access
- Class A Business Park Setting
- Grade Level Loading
- Ample Power
- Rare Small Building Opportunity
- Proximity to Abundant Retail Amenities





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