

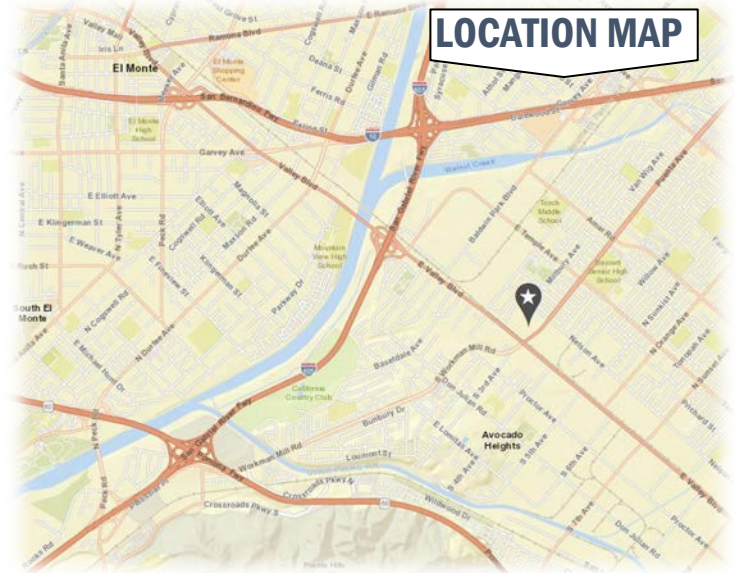
FOR SALE | COMMERCIAL PARK

131-217 PUENTE AVENUE, CITY OF INDUSTRY, CA 91746



PROPERTY FEATURES

- Located within close proximity to the I-10, I-605, and I-60 Freeways in the City of Industry
- 13 Unit Commercial Business/Industrial Park composed of 4 separate buildings
- Adjacent to recently completed Puente Avenue grade separation project
- Plenty of onsite parking
- Greater San Gabriel Valley Industrial sub-market area



PROPERTY DESCRIPTION

- Gross Site Size: 4.85 acres
- Usable Site Size: 4.59 acres
- Rentable Area: 54,825 SF
- Occupancy Rate: 80%
- APN: 8562-015-906
- Zoning: Industrial
- Year Built: 1963



Asking Price:

\$6,440,000

CONTACT INFORMATION

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JENNIFER PRYOR [714.379.3376, EXT. 122] | JPRYOR@PARAGON-PARTNERS.COM

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STREET VIEW



BUILDING 130



BUILDING 150



BUILDING 200



SURPLUS LAND



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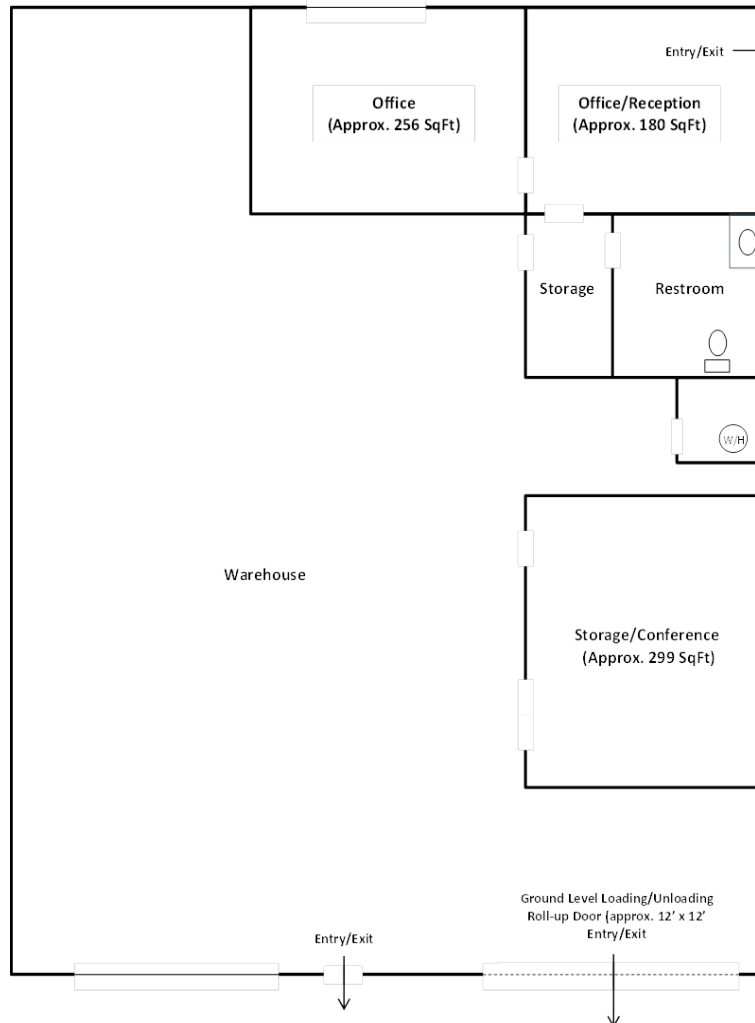
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TYPICAL UNIT LAYOUT



WESTERN PROPERTY LINE LOOKING NORTHEAST
(REAR OF UNIT 201)



PUENTE AVENUE LOOKING SOUTHWEST
(PROPERTY TO THE RIGHT)



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