

Industrial For Sale

Available SF: 10,119
Total Building SF: 10,119

1321 Mountain View CR, Azusa, CA 91702

**Free Standing Building
Research and Development Facility
Approximately 5,000 SF of Low Level Clean Room
Significant Capital Improvements
Located Near the Interchange of the 605 Fwy and 210 Fwy**

Lease Rate/SF: NFL

Lease Type:

Price/SF: TBD

Available SF: 10,119

Constr. Status: Existing

Region: Los Angeles-East

Zoning: DWL

Ground Level Drs: 2

Sprinklered: No

Finished Ofc Mezz: 939

Include in Avail: Yes

Rail Service: None

Listing Company: Colliers International

Agents: Will Kim - (626) 283-4563

Lease Rate/Month: NFL

Sale Price: TBD

Office SF: 2,616

Construction Type:

Specific Use:

Lot Size:

Dock High: 0

Yard: Yes

Unfinished Mezz:

Include in Avail: No

Heating/Cooling: Yes / Yes

Taxes: \$0

Possession: Immediate

Minimum SF: 10,119

Parking: Ratio: 1.8:1 / Spaces: 18

Thomas Guide:

APN #:

Clear Height: 20

Amps: 400

Volts: 480-480

Phase: 3 **Wire:** 4

To Show: Call Agent

FTCF: CB000N000S000

Notes: Part of Industrial Park. Free Standing Building. Power Provided by Azusa Light and Water.