

FOR LEASE

Brea Canyon Business Park

20947 Carrier Road, Unit E

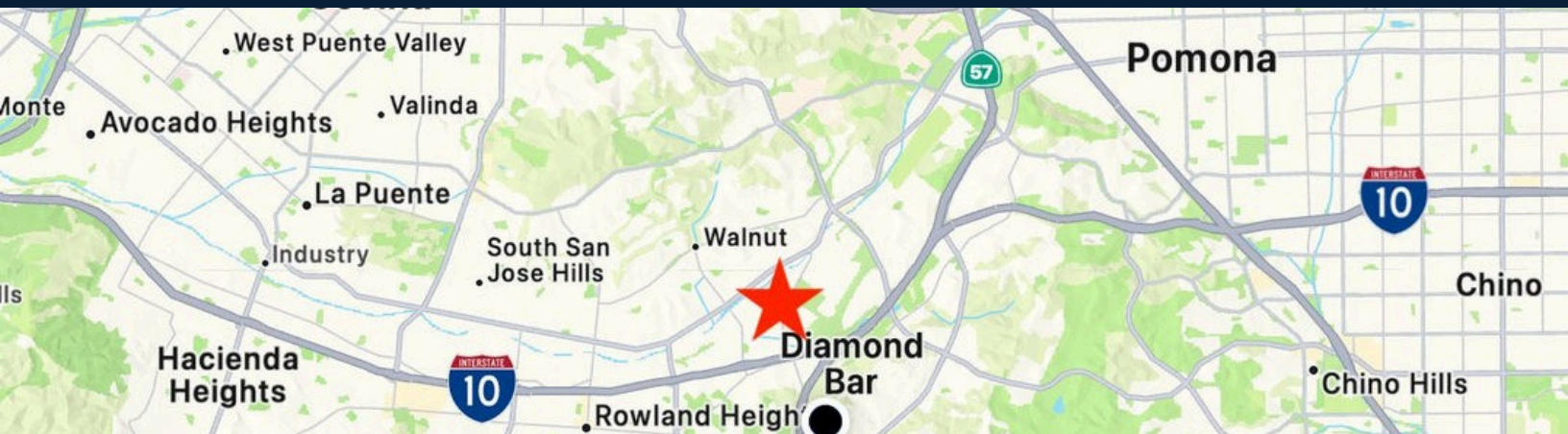
Walnut, CA 91789

1,292 SF · Industrial Condo · Los Angeles County

Immediate Availability · Private Office + Restroom · Grade-Level Door · Epoxy Warehouse Floor



REGIONAL LOCATION & ACCESS



RENTABLE SF

1,292 SF

ASKING RATE

\$1.80 / SF / Mo

BASE RENT

\$2,325.60 / Mo

ASSOC. FEE

\$236.60 / Mo

AVAILABILITY

Immediate

ZONING

Industrial (LCM1.5)



Ricky Lee, CCIM

Broker | CA DRE #01932116 | NMLS #1152232
909-348-3956 | rlee@rjrealty.net

RJ Realty

888 Brea Canyon Rd, Ste 200 | Diamond Bar, CA 91765
CA DRE #02201099

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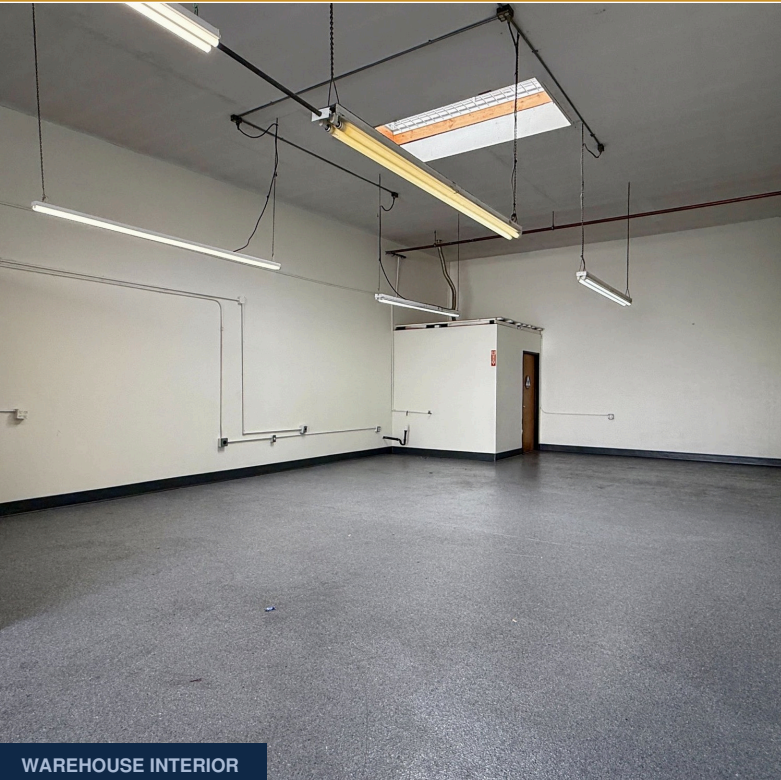
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WAREHOUSE INTERIOR

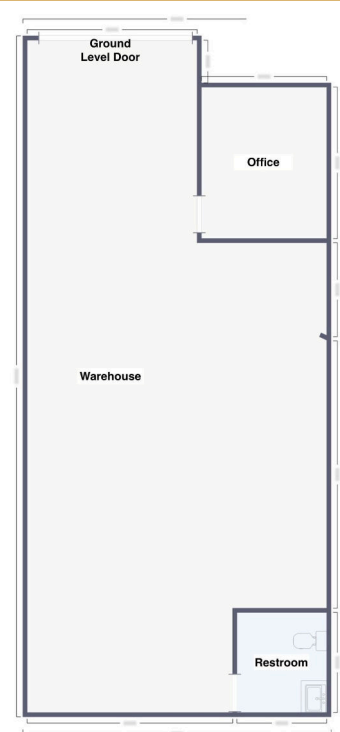


PRIVATE OFFICE

PROPERTY HIGHLIGHTS

Total Rentable SF	1,292 SF
Lease Type	Modified Gross + Assoc. Fee
Asking Rate	\$1.80 / SF / Mo
Association Fee	\$236.60 / Mo
Total Monthly	\$2,562.20 / Mo
Year Built	1988 (Renovated 2023)
Ceiling Clear Height	13' – 16'
Loading	1 Grade-Level Roll-Up Door
Warehouse Floor	Epoxy Coated Concrete
Electrical	100–200 Amp / 208V / 3-Phase
Office	Private Office w/ Mini-Split A/C
Restroom	ADA-Compliant Private Restroom
Skylights	Yes — Natural Light Throughout
Parking	2 / 1,000 SF
Exterior	Concrete Tilt-Up
Security	24/7 Cameras + Gated Access
Zoning	Industrial (LCM1.5), LA County
County	Los Angeles

FLOOR PLAN



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