



FOR LEASE



FREESTANDING INDUSTRIAL



6,825 SF



4078 Mission Blvd.

Montclair, California 91763

Property Highlights

- Approximately 6,825 Sq Ft. Freestanding Industrial Building
- 1,000 Sq Ft Office Space
- 400 Amps 277-480 V Power
- 18' Minimum Warehouse Clearance
- Sprinklers and Skylights
- Ground Level Loading
- Private Yard
- Centrally Located Between the 60, 10, 71 and 15 Freeways
- Ideal for Warehousing, Distribution, and Manufacturing

OFFERING SUMMARY

Lease Rate:	\$0.99 SF/month (Gross)
Available SF:	6,825 SF
Lot Size:	11,326 SF
CAM Fee:	\$0.08 PSF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,275	23,014	50,515
Total Population	27,334	92,919	194,980
Average HH Income	\$57,954	\$63,164	\$63,866

Richard Lee, SIOR

Senior Vice President | 909.243.7601
ree@naicapital.com | CalDRE #01757870

Nicholas Chang, CCIM, SIOR

Senior Vice President | 909.243.7614
nchang@naicapital.com | CalDRE #01344844

Justin Kuehn

Vice President | 909.243.7627
jkuehn@naicapital.com | CalDRE #01966182

Sione Fua

Senior Associate | 909.243.7619
sfua@naicapital.com | CalDRE #02006432





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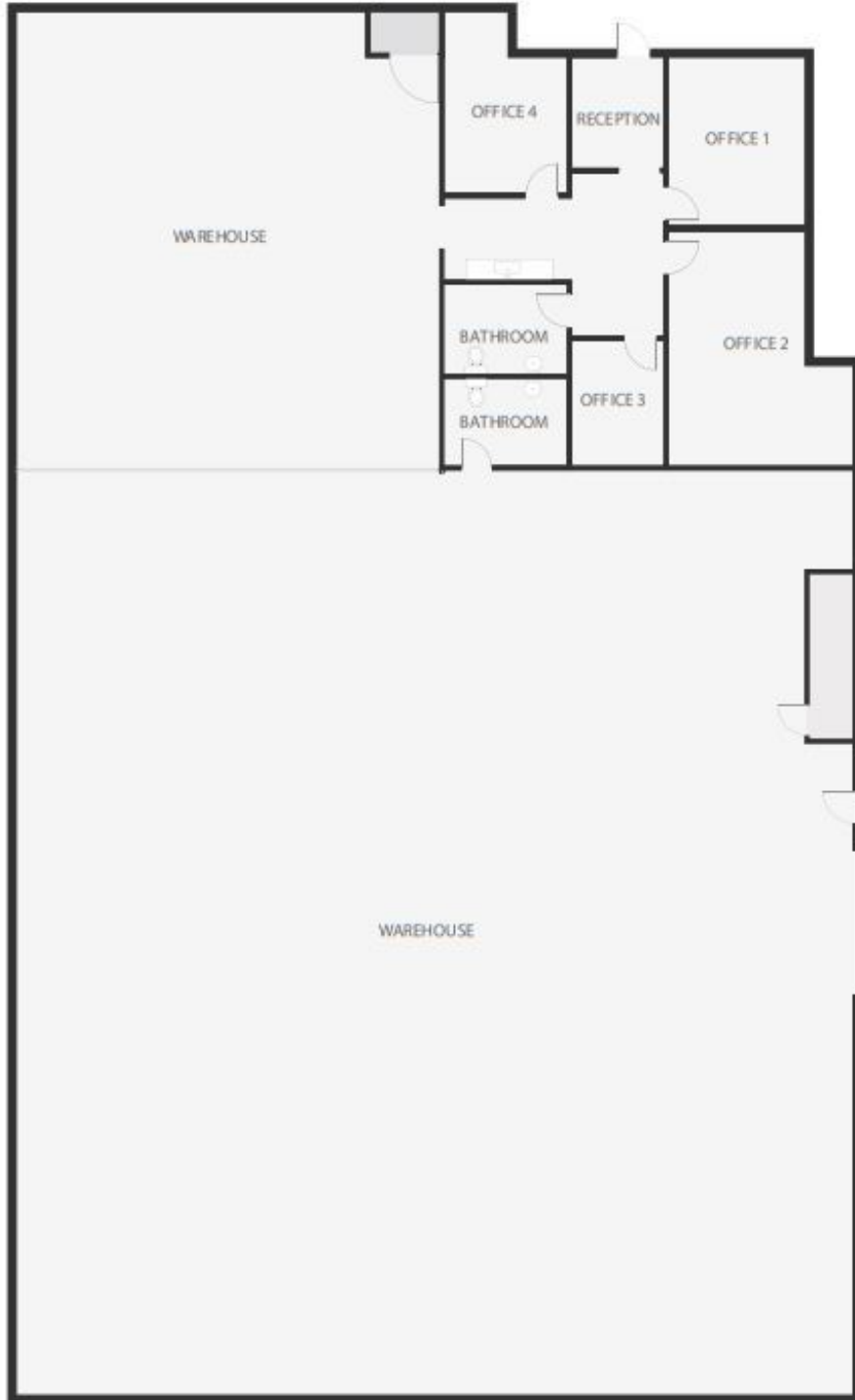


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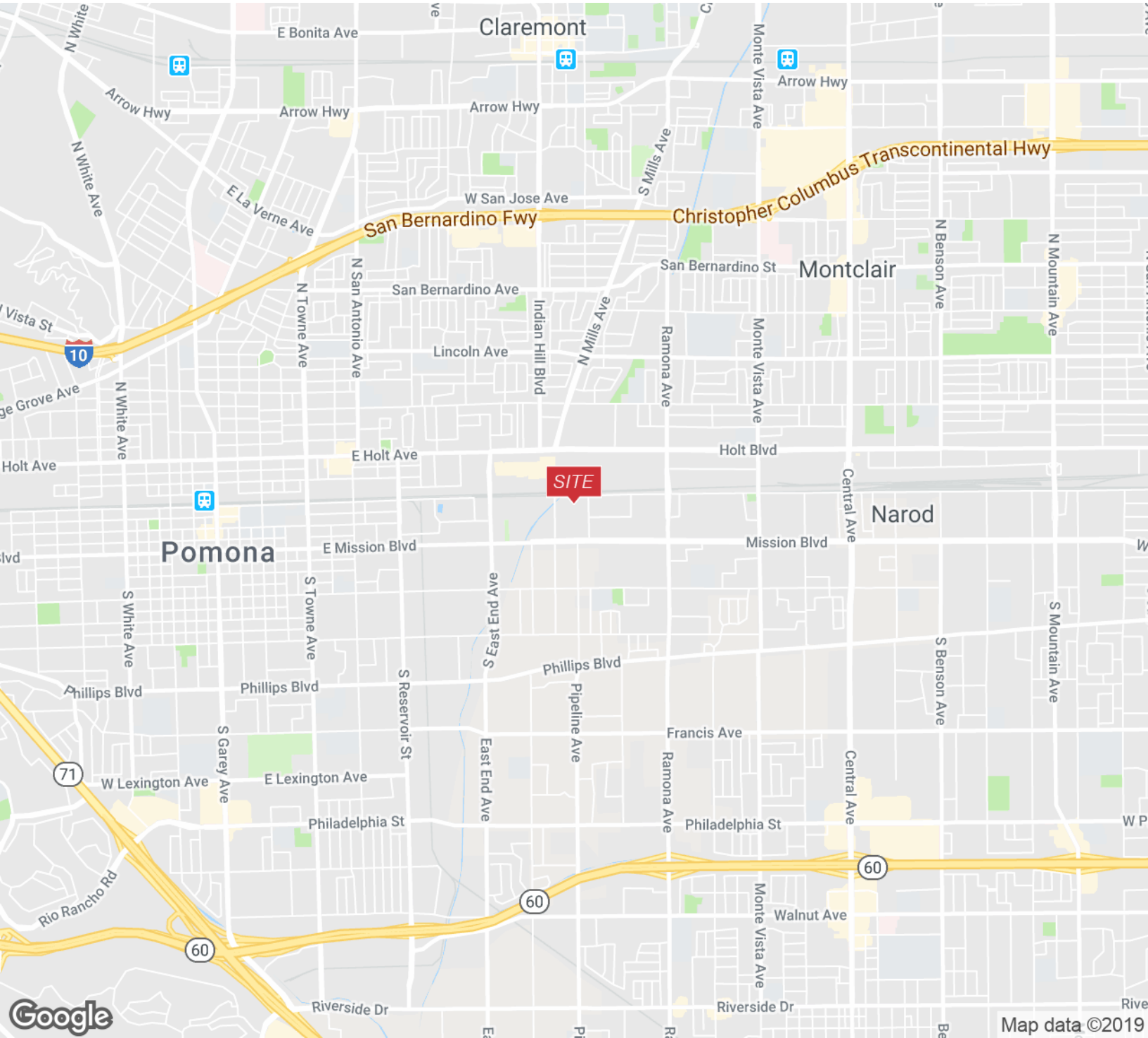
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