

Available SF 10,057 SF

Industrial For Lease

Building Size 10,057 SF

**Address:**

537 Coralridge Pl, La Puente, CA 91746

Cross Streets:

Don Julian Rd / Coralridge Pl

Free Standing Building
 Distribution Warehouse
 18' Clear Height, 2 Ground Level Doors
 Fenced Yard
 Easy Access to 60 & 605 Freeways

Lease Rate/Mo: \$11,868
Lease Rate/SF: \$1.18
Lease Type: Gross
Available SF: 10,057 SF
Minimum SF: 10,057 SF
Prop Lot Size: 0.40 Ac / 17,594 SF
Term: 3 to 5 Year
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$18,976 / 2020
Yard: Fenced
Zoning: MPD

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 400 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1989
Whse HVAC: No
Parking Spaces: 18 / **Ratio:** 1.8:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,379 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Industry
APN#: 8206-021-039

Listing Company: Re/Max Universal Realty
Agents: [Peter Loh 909-263-3054](mailto:peterloh2000@aol.com)
Listing #: 24116624
Notes: By Appointment. Call Broker Peter Loh (909)263-3054.

Listing Date: 01/15/2020**FTCF:** CB250N000S000

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