



For further information please contact:

Kelly M. Arft

492 W. Foothill Blvd. Claremont CA 91711

Phone: **909.482.1060** | Fax: 909.482.1070

Email: kelly.arft@renkenco.com

Industrial, Flex, R&D Site **FOR LEASE**



Address: 798 North Coney Avenue, Azusa, California 91702

Available: 15,540 sf

Lot Size: 54,014 sf –corner lot (1.24 Acres)

Lease Price: \$10,101.00/month (\$0.65 psf)

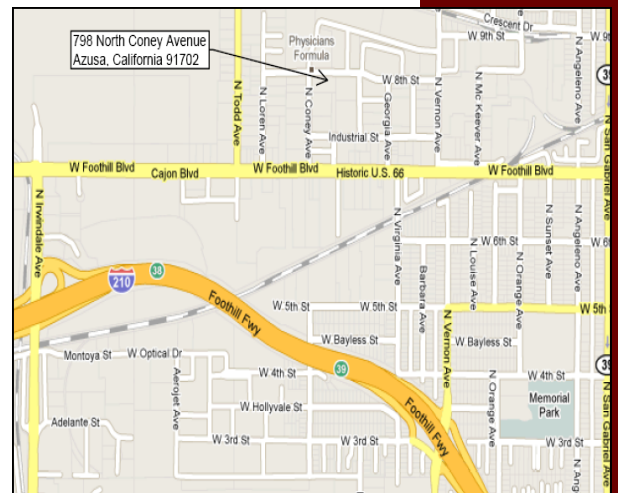
Lease Type: Industrial Gross

Term: Negotiable

Possession: Immediate

Parking: 4.9/1000 (76 spaces)

Year Built: 1964



Comments: Abundant parking (76 spaces) and huge gated corner lot 54,014 sf (1.24 acres) with wrap around truck access. Specialized fully air-conditioned build-out with FDA approval. 1,180 sf front office, 9,440 sf R&D space, and 4,920 sf warehouse space. 800 AMP electrical service. Located just north of busy Foothill Boulevard. Easy access to 210, 605 and 57 freeways.

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