

INDUSTRIAL UNIT FOR LEASE

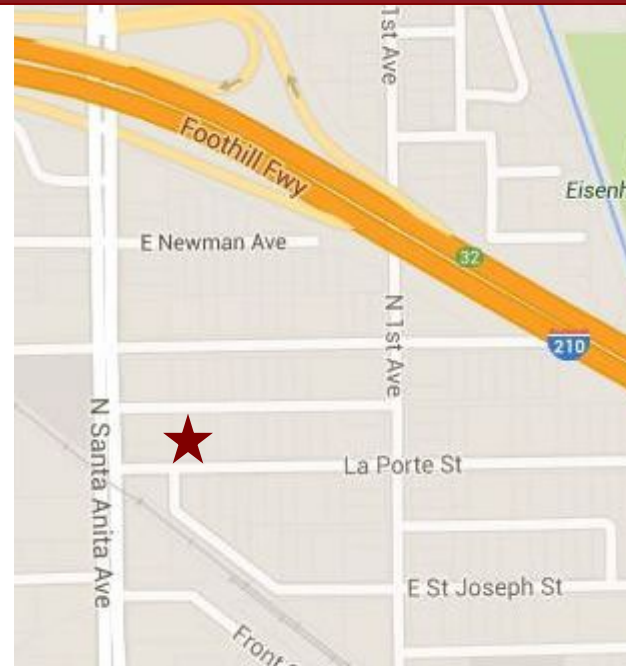


19 LA PORTE STREET, ARCADIA, CA

FOR LEASE

- Available SF:** 1,615 sq. ft.
- Lease Rate:** \$1.85 per sq. ft. per month, Industrial Gross.
- Utilities:** Tenant pays own utilities and janitorial.
- Available:** April 15, 2023.
- Total Building:** 7,680 sq. ft.
- Roll-Up Door:** 10 X 10.
- Clearance:** 14 Feet.
- Power:** 120/208 3 Phase.
- Parking:** Three (3) reserved spaces free of charge.
- Amenities:**
- * Foil insulation.
 - * Air conditioned and heated office.
 - * Electrical distribution.
 - * Shop bay area has new energy efficient lighting upgrade.
 - * One (1) restroom (ADA compliant).
 - * Close proximity to restaurants and retail along First Avenue and Huntington Drive.
 - * Walking distance to Arcadia Gold Line Station.

**DO NOT DISTURB TENANT.
PLEASE MAKE APPOINTMENT WITH AGENT.**



For more Informtion, Contact:

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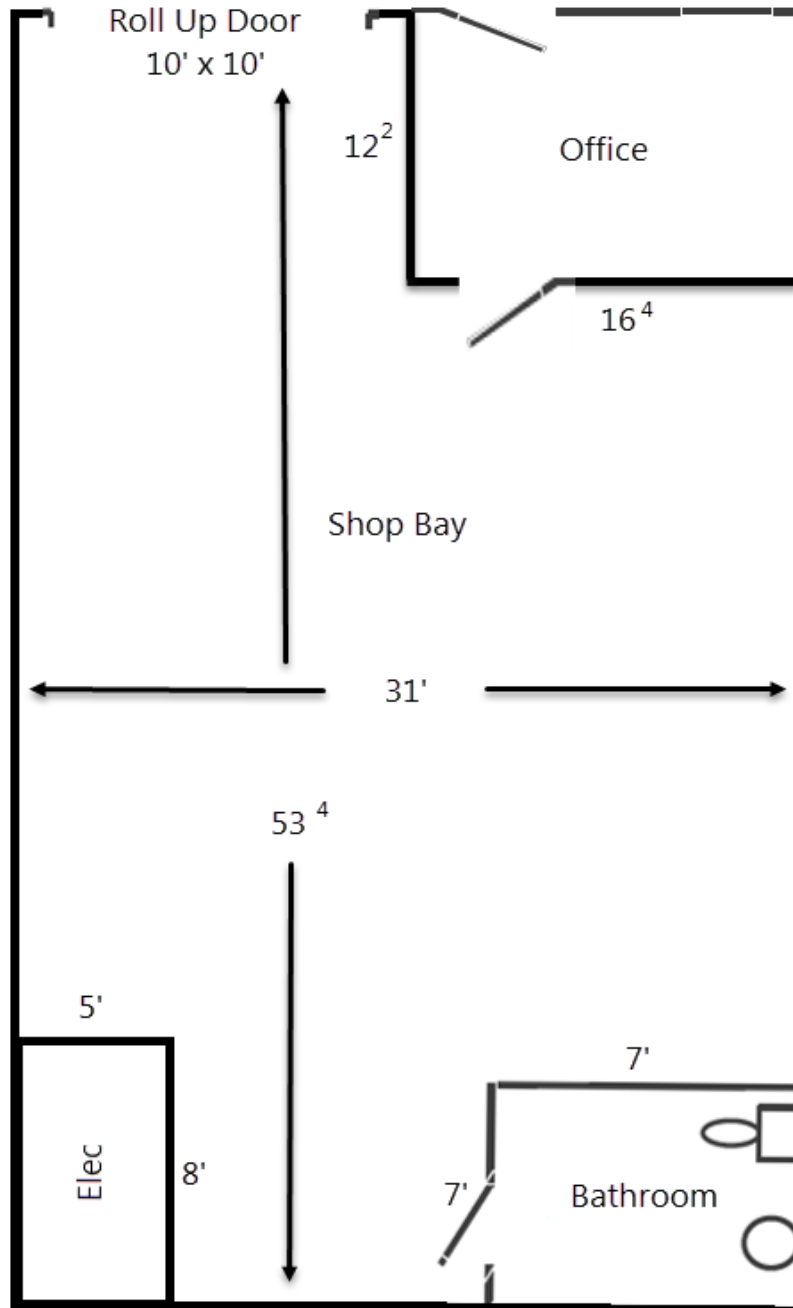
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Unit 101



*Not to Scale