

RAMONA EXCHANGE



UNDER NEW OWNERSHIP

RENOVATIONS UNDERWAY

12901 - 13177 RAMONA BOULEVARD // IRWINDALE // CA // 91706

FOR MORE INFORMATION:

William Kim
o. 626.283.4563
c. 626.826.4241
will.kim@colliers.com

Sara Pham
o. 626.389.2180
c. 408.914.8397
sara.pham@colliers.com



Colliers International
17800 Castleton Street, Suite 495
Industry, CA 91748
www.colliers.com

PROPERTY FEATURES

- » Professional Business Park
- » Immediate access to 605, 10 & 60 freeways
- » Industrial and office unit sizes from 880 - 5,000 SF
- » Immediate retail amenities nearby
- » Property management on site
- » Contact broker for lease rate



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

RAMONA EXCHANGE

SITE PLAN

OCCUPIED
 AVAILABLE



FOR MORE INFORMATION

William Kim
 o. 626.283.4563
 c. 626.826.4241
 will.kim@colliers.com

Sara Pham
 o. 626.389.2180
 c. 408.914.8397
 sara.pham@colliers.com

AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	LEASE RATE	COMMENTS	AVAILABLE
13105 Ramona Blvd.	I	1,270	803	\$1.95 PSF	1 Ground Level Door	3/1/2023
13105 Ramona Blvd.	D	1,210	1,210	\$1.95 PSF	1 Ground Level Door 100% Office	5/1/2023

RAMONA EXCHANGE
 12901-13177 RAMONA BLVD.
 IRWINDALE, CA 91706



RAMONA EXCHANGE



FOR MORE INFORMATION:

William Kim
o. 626.283.4563
c. 626.826.4241
will.kim@colliers.com

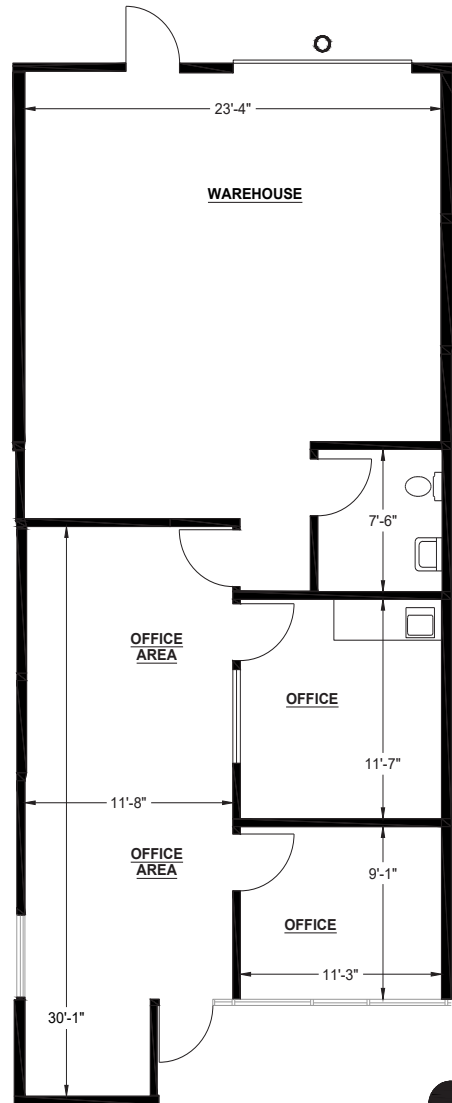
Sara Pham
o. 626.389.2180
c. 408.914.8397
sara.pham@colliers.com

RAMONA EXCHANGE
12901-13177 RAMONA BLVD.
IRWINDALE, CA 91706



RAMONA EXCHANGE

13105 RAMONA BLVD., UNIT I



1,270 SQUARE FOOT

FLOOR PLAN

1,270 Square Foot Building

803 SF Office

467 SF Warehouse

FOR MORE INFORMATION:

William Kim

o. 626.283.4563

c. 626.826.4241

will.kim@colliers.com

Sara Pham

o. 626.389.2180

c. 408.914.8397

sara.pham@colliers.com

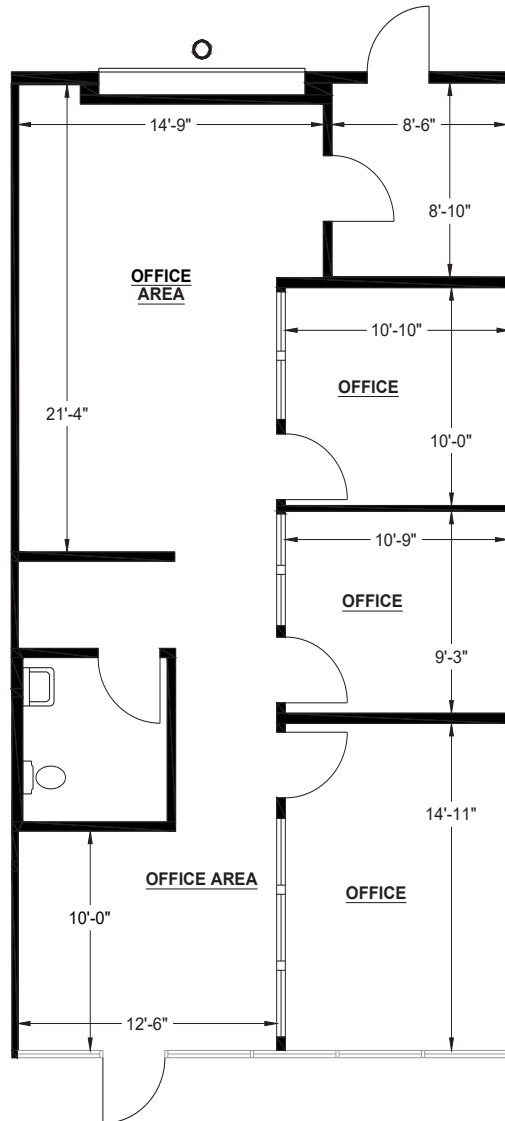
RAMONA EXCHANGE

12901-13177 RAMONA BLVD.
IRVINDALE, CA 91706



RAMONA EXCHANGE

13105 RAMONA BLVD., UNIT D



1,210 SQUARE FOOT

FLOOR PLAN

1,210 Square Foot Building
1,210 SF Office

FOR MORE INFORMATION:

William Kim
o. 626.283.4563
c. 626.826.4241
will.kim@colliers.com

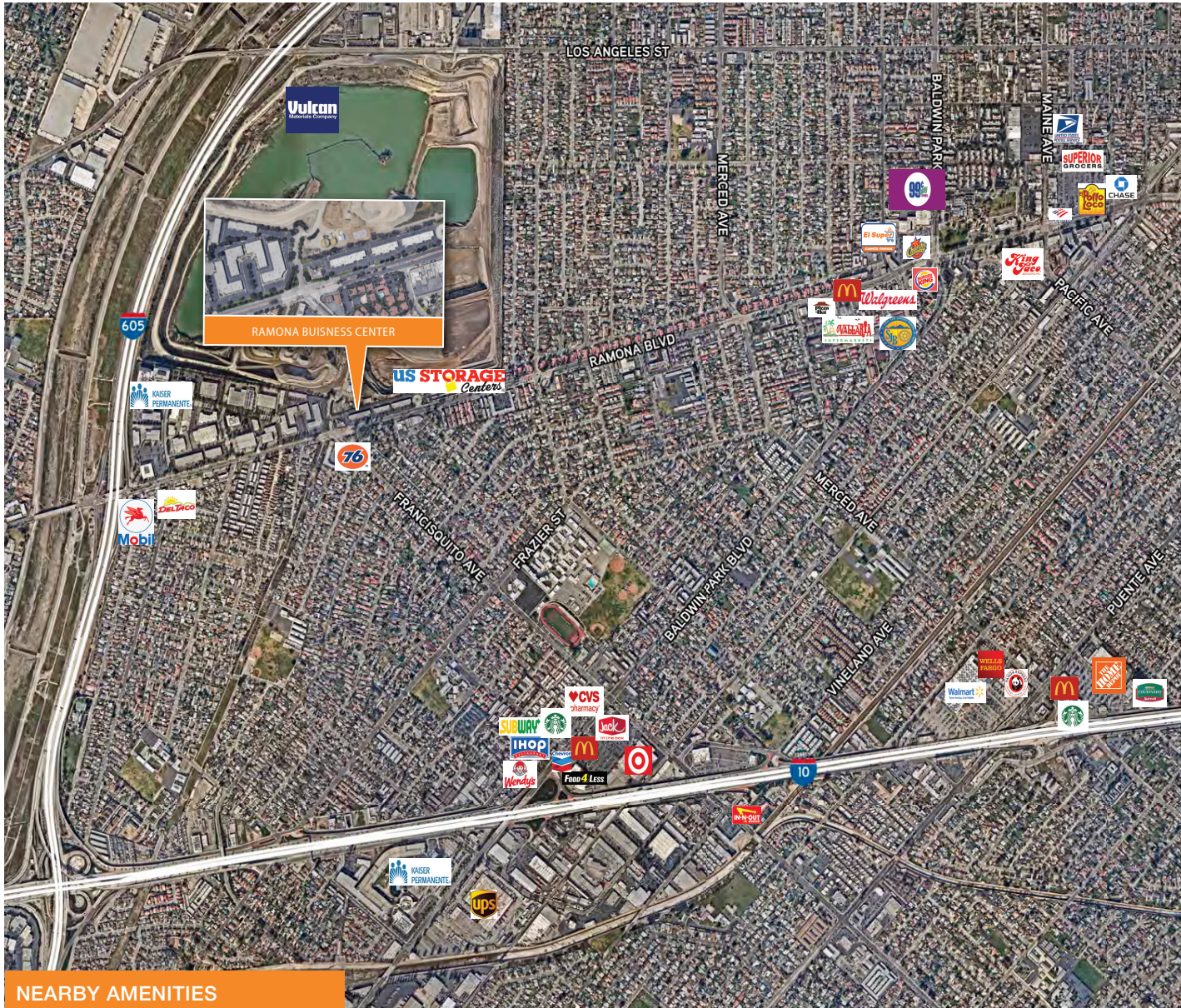
Sara Pham
o. 626.389.2180
c. 408.914.8397
sara.pham@colliers.com

RAMONA EXCHANGE
12901-13177 RAMONA BLVD.
IRVINDALE, CA 91706



RAMONA EXCHANGE

AMENITIES & IMPROVEMENTS



PLANNED IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage
- Roof Repairs
- HVAC

FOR MORE INFORMATION:

William Kim
o. 626.283.4563
c. 626.826.4241
will.kim@colliers.com

Sara Pham
o. 626.389.2180
c. 408.914.8397
sara.pham@colliers.com

RAMONA EXCHANGE
12901-13177 RAMONA BLVD.
IRWINDALE, CA 91706

