

FOR LEASE

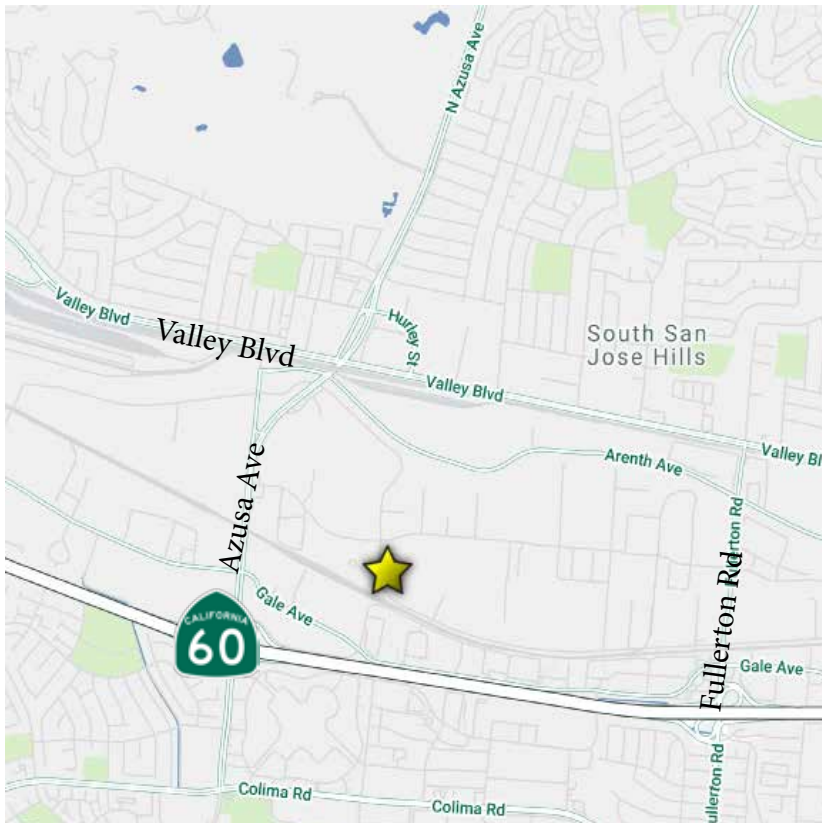
GOLDEN PACIFIC BUSINESS PARK

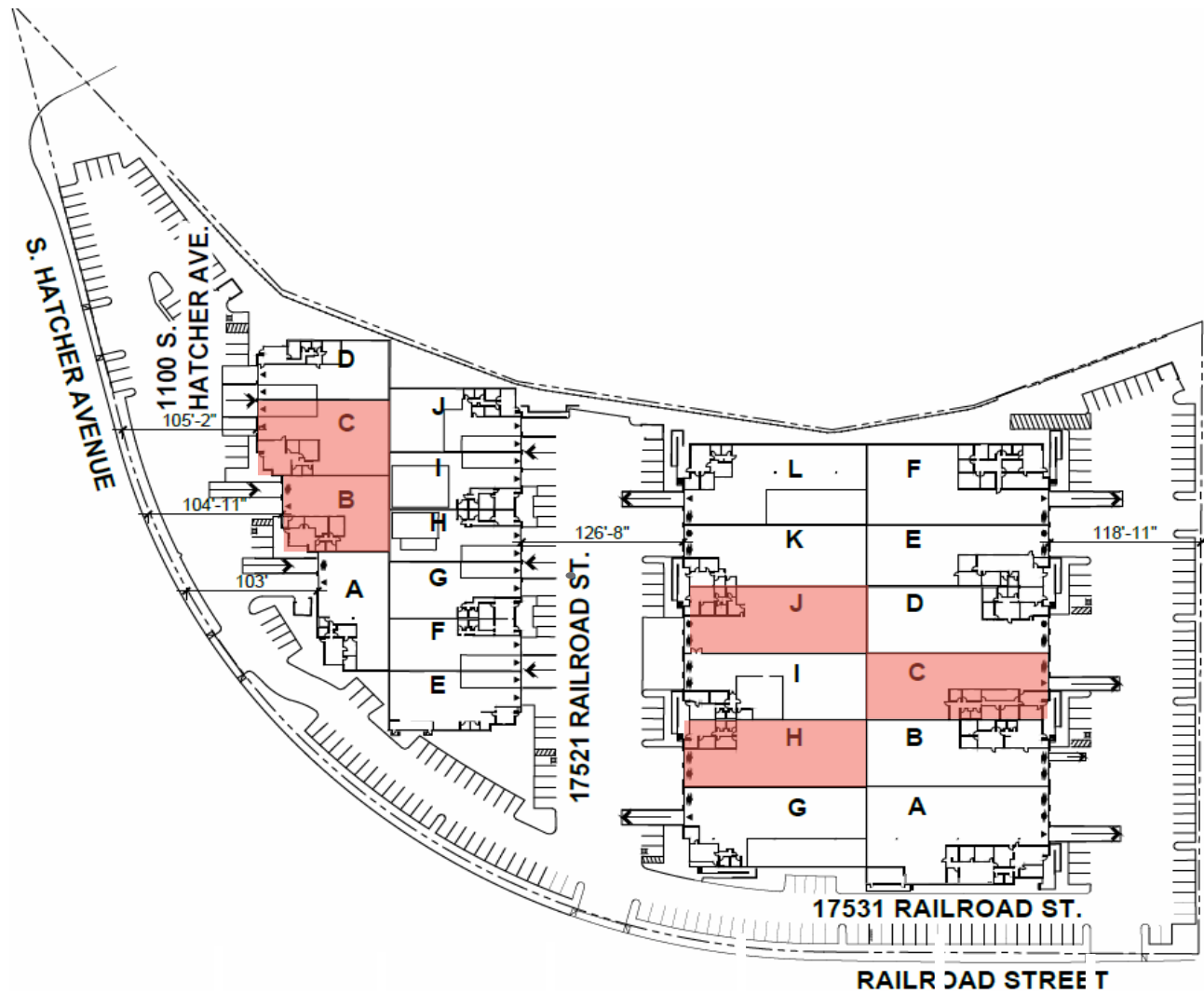
1100 Hatcher Ave & 17521-17531 Railroad St
City of Industry, CA



PROPERTY HIGHLIGHTS

- Minimum 21' clearance
- Fully sprinklered 0.45 GPM/3,000 sq. ft.
- Dock high and ground level loading
- Power: 200 Amps, 277/280 V, 3P 4W
- Central City of Industry location
- Convenient access to CA-60 via Azusa Ave and Fullerton Rd
- Professionally managed

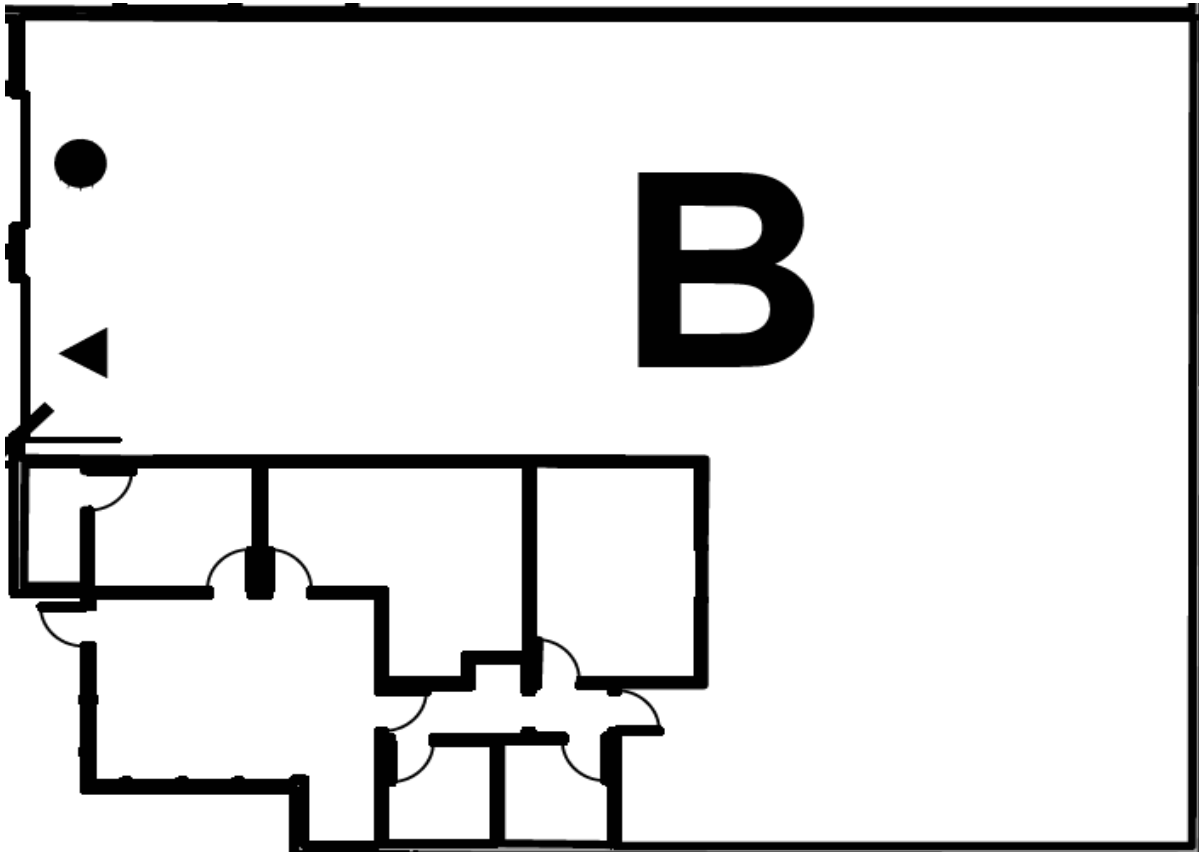
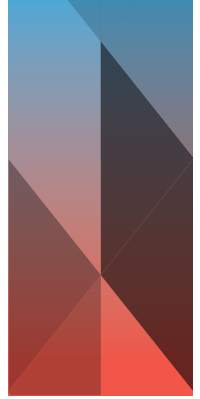




ADDRESS	SF	OFFICE SF	LOADING	ASKING RATE/SF	CLEAR HEIGHT	AVAILABLE
1100 Hatcher Ave, Unit B	±5,405	±1,300	1 DH / 1 GL	\$1.90 G	21'	Now
1100 Hatcher Ave, Unit C	±6,692	±1,338	1 DH / 1 GL	\$1.90 G	21'	Now
17531 Railroad St, Unit C	±8,096	±1,500	1 DH / 1 GL	\$1.85 G	24'	Now
17531 Railroad St, Unit H	±8,096	±890	2 DH / 0 GL	\$2.00 G	24'	Now
17531 Railroad St, Unit J	±8,096	±1,300	2 DH / 0 GL	\$1.85 G	24'	Now

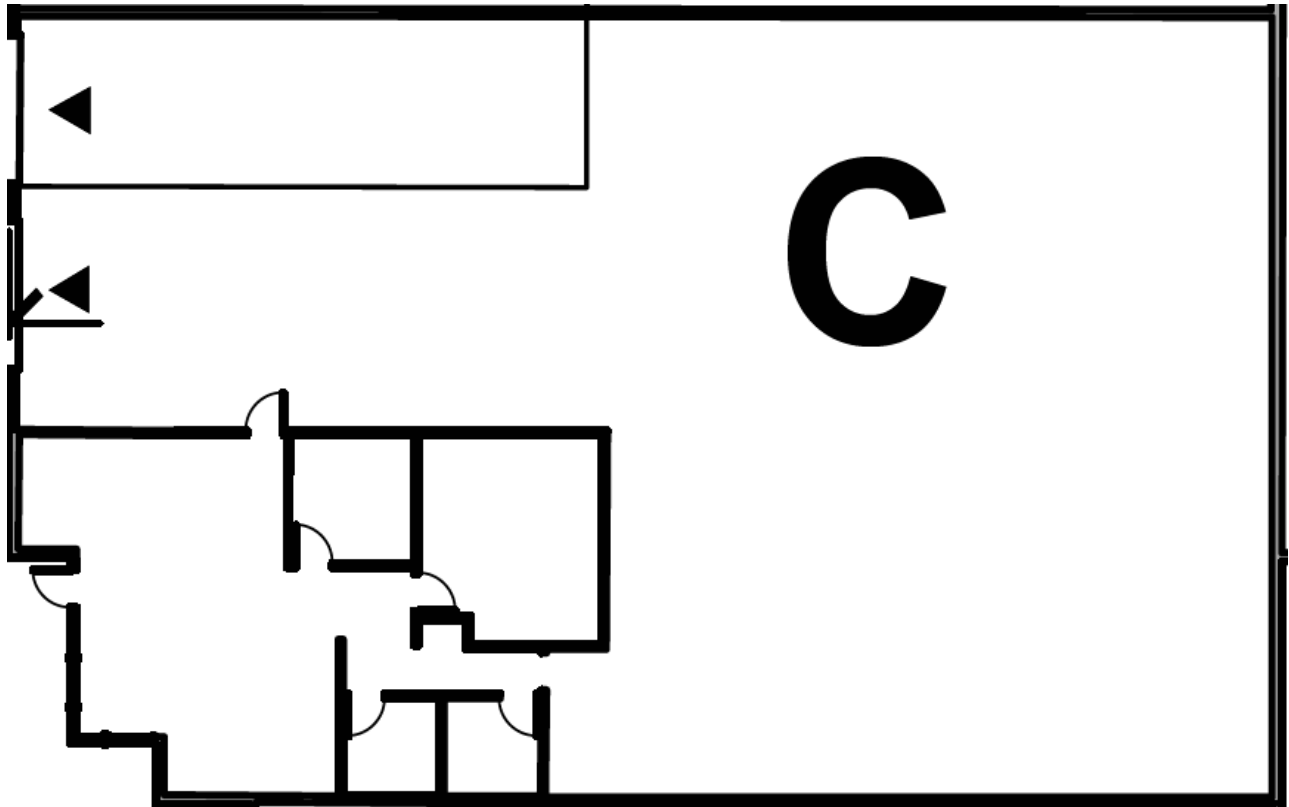
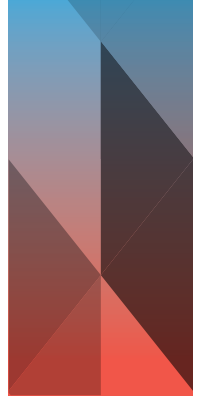
* Common Area Maintenance Fee is included in the rates

FLOOR PLAN



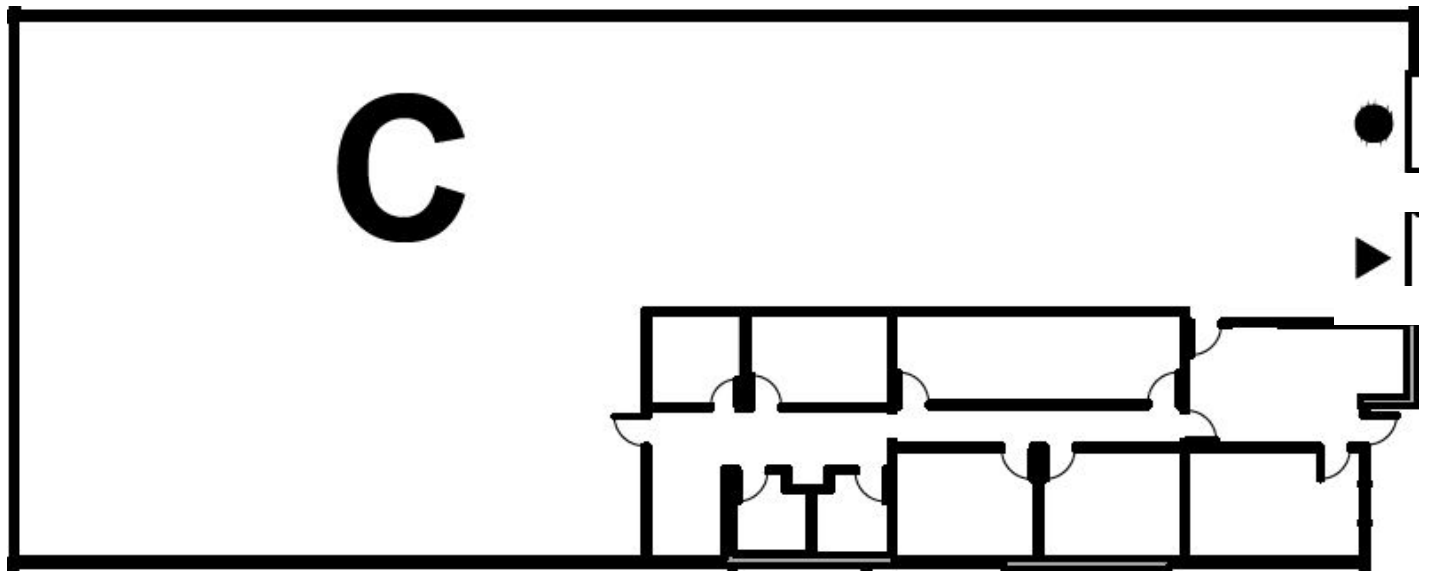
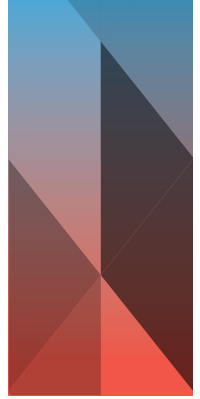
ADDRESS	1100 Hatcher Ave, Unit B
SF	±5,405
OFFICE SF	±1,300
LOADING	1 DH / 1 GL
AVAILABLE	Now

FLOOR PLAN



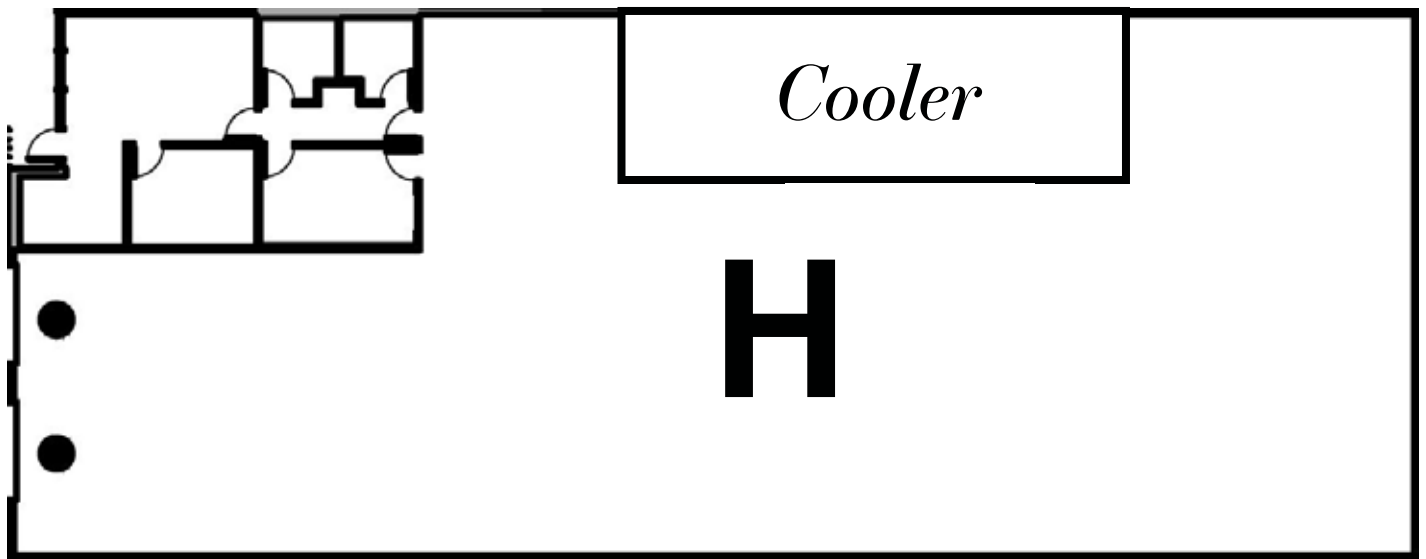
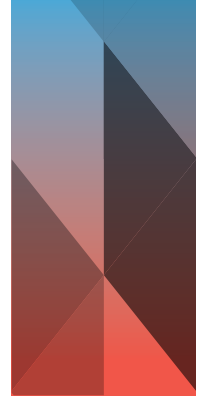
ADDRESS	1100 Hatcher Ave, Unit C
SF	±6,692
OFFICE SF	±1,338
LOADING	1 DH / 1 GL
AVAILABLE	Now

FLOOR PLAN



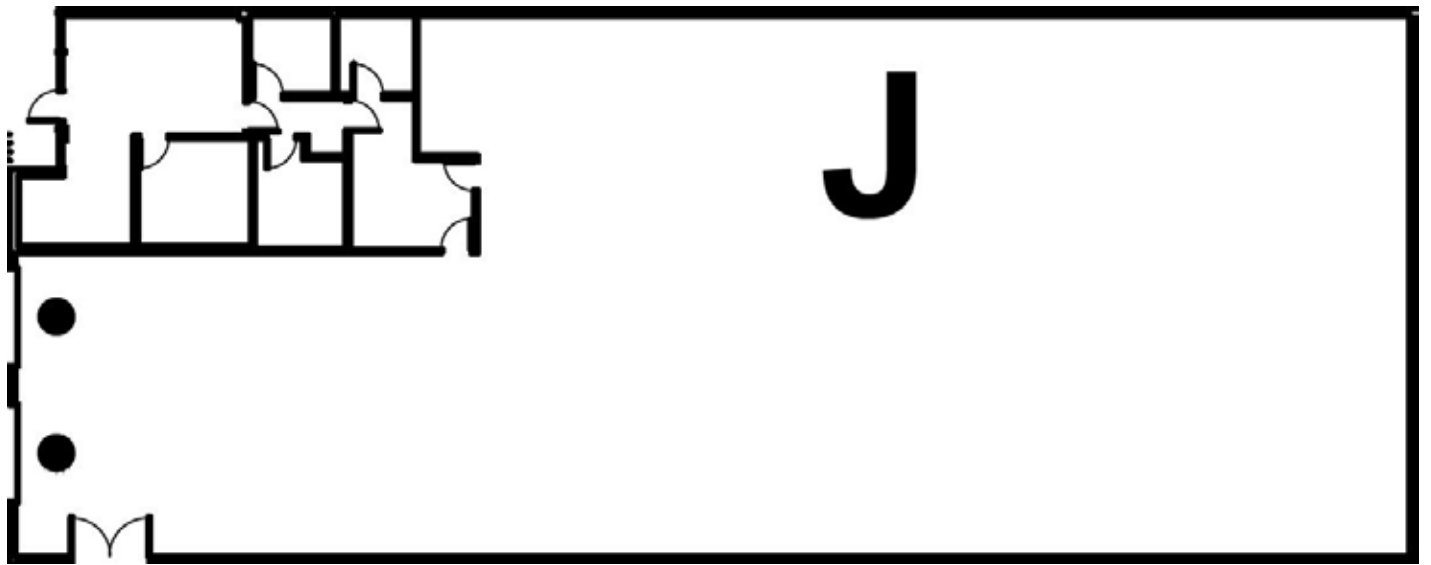
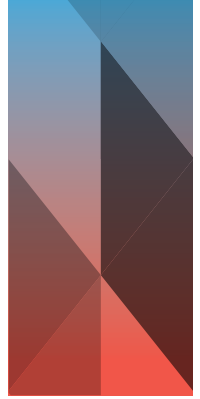
ADDRESS	17531 Railroad St, Unit C
SF	±8,096
OFFICE SF	±1,500
LOADING	1 DH / 1 GL
AVAILABLE	Now

FLOOR PLAN



ADDRESS	17531 Railroad St, Unit H
SF	±8,096
OFFICE SF	±890
LOADING	2 DH / 0 GL
AVAILABLE	Now
NOTES	±1,000 SF Cooler

FLOOR PLAN



ADDRESS	17531 Railroad St, Unit J
SF	±8,096
OFFICE SF	±1,300
LOADING	2 DH / 0 GL
AVAILABLE	Now

PHOTOS



GOLDEN PACIFIC BUSINESS PARK

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