

Industrial Property For Lease

1 13200 - 13311 Brooks Drive & 4801 Littlejohn St., Baldwin Park, CA 91706



Property Details

Rental Rate	\$1.55 - \$1.65 PSF
Lease Type	MG
Year Built	1987
Zoning	BPI

Broker Information

Dustin Wheelan
562-762-3120

Spaces

#	Space Avail.	Rental Rate	Office SF	Lease Type	Date Avail.	Description
13300 Brooks Dr., Unit B	1,800 SF	\$1.65 PSF	400	MG	Now	Small office with Warehouse-
13300 Brooks Dr., Unit D	1,728 SF	\$1.65 PSF	500	MG	Now	Reception, Two (2) offices and warehouse.
4801 Little John St., Unit D	1,872 SF	\$1.65 PSF		MG	Now	Office warehouse
4801 Little John St., Unit E/F	3,744 SF	\$1.55 PSF		MG	Now	Several private offices with warehouse- Two (2) restrooms.

Property Description

Professionally managed business park with multi-tenant office and Flex spaces (warehouse with office). CAM Fee \$0.10 per SF. Centrally located in San Gabriel Valley. Immediate access to El Monte, City of Industry and Covina via 605 and 10 FWYs.

