

Industrial Property For Lease

(562) 697-5000

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



Property Details

Rental Rate	\$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
13200 Brooks Dr., Unit B	2,304 SF	\$1.65 PSF	800	MG	Now	800 sf office space (2-stories), CAM \$0.10 psf-Covers common area maintenance, water and trash disposal.
13200 Brooks Dr., Unit C	2,304 SF	\$1.65 PSF	1,000	MG	Now	Office, Upstairs office space and warehouse.

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.

