

# Industrial Property For Lease

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



## Property Details

Rental Rate	\$1.60 - \$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
13311 Brooks Dr., Unit A	2,666 SF	\$1.60 PSF		MG	Now	
13200 Brooks Dr., Unit A	2,304 SF	\$1.65 PSF	800	MG	Now	CAM Fee \$0.10 per sf, includes water and trash.
13300 Brooks Dr., Unit D	1,728 SF	\$1.65 PSF	500	MG	Now	Reception, Two (2) offices 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.

