

±55,487 SF FOR LEASE

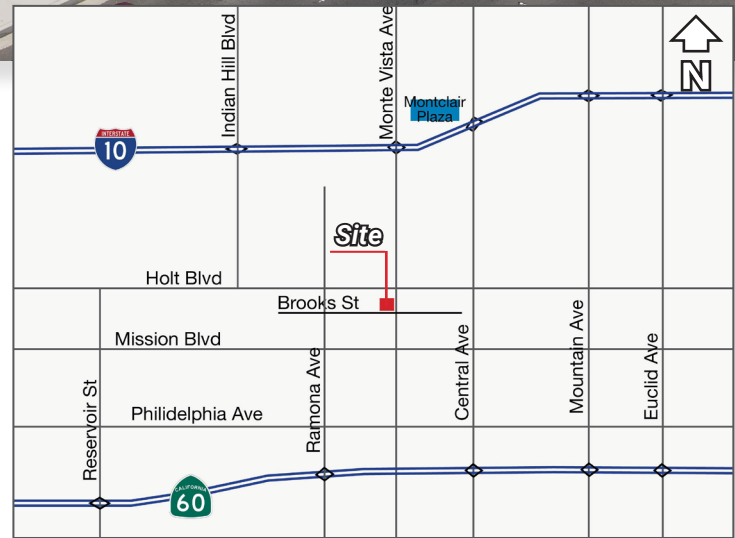
10588 Monte Vista Avenue, Montclair, California

RACKING INCLUDED



Property Highlights

- High Image Freestanding Industrial Building
- Situated on ±2.34 Acres
- Built in 2019
- ±7,648 SF Two Story Office Space (4 restrooms)
- 2 Warehouse Restrooms
- Fully Secured Fenced Yard w/ Electric Gate
- All Concrete Yard and Parking Area
- 134' Truck Court
- 6 Dock High Doors Equipped w/ EOD Levelers & Dock Seals
- 1 Ground Level Door (12' x 14')
- 65 Auto Parking Stalls
- 30' Minimum Clear Height
- ESFR Sprinkler System (K25 Heads)
- 52' x 60' Typical Bay Spacing
- 400 Amp, 277/480 Volt Power (expandable to 2,000 Amps)
- Warehouse/Will Call Office
- Zoned Holt Blvd Specific Plan (Business Park)



RANDY LOCKHART

Vice Chairman

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Vice Chairman

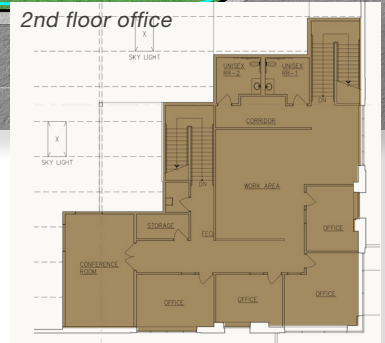
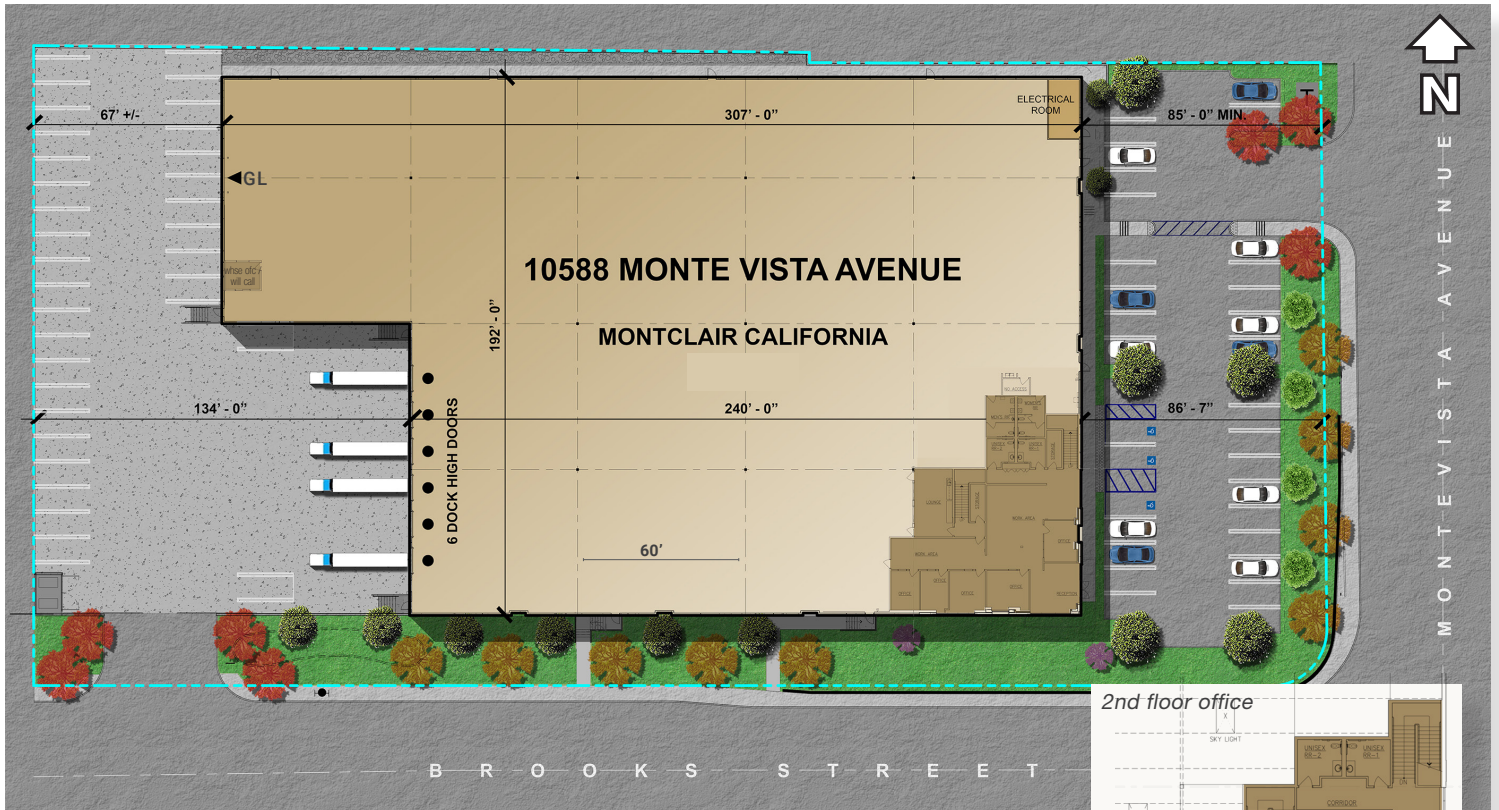
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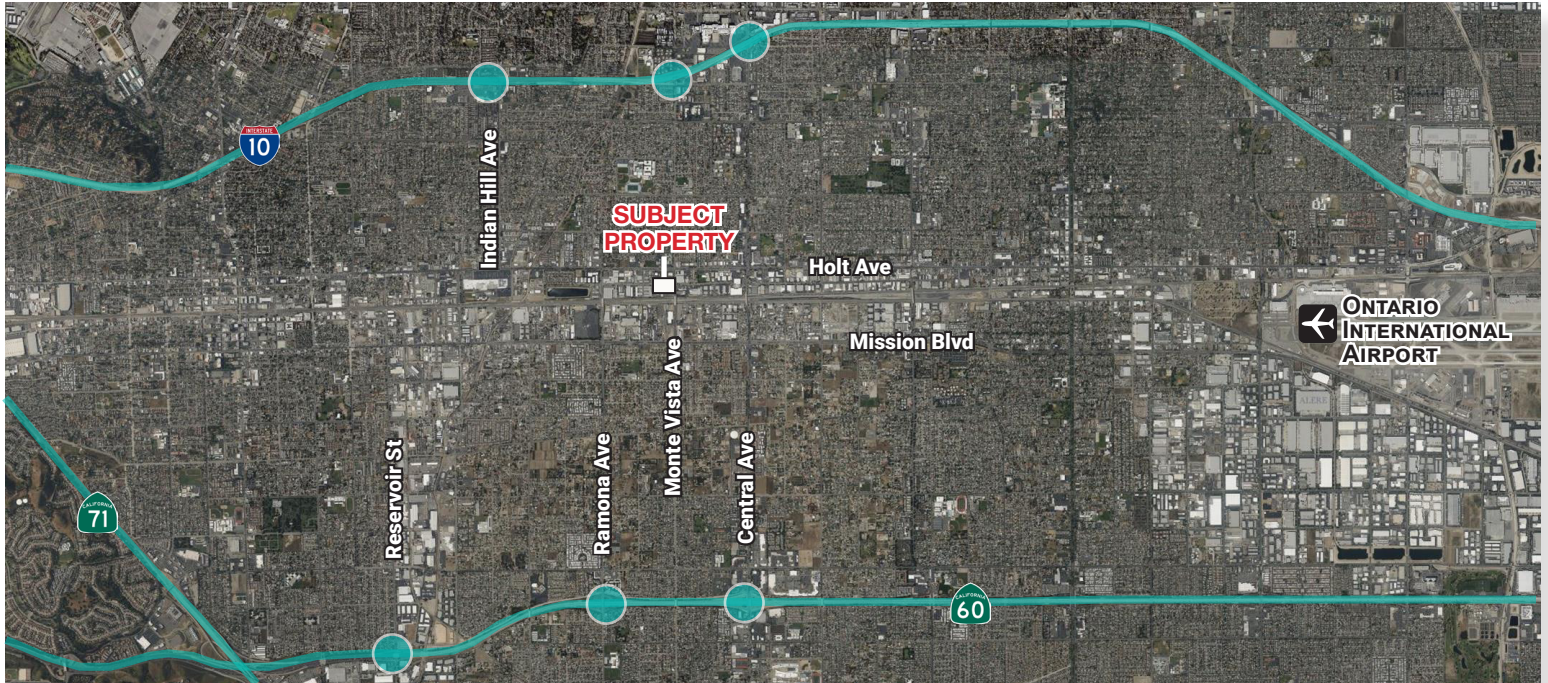


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