

Multi-Tenant Industrial Park For Sale

12 Industrial Units – 18,000 S.F.



Azusa Industrial Park
718-738 N. Loren Ave.
Azusa, CA 91702



- Designed as 12 Industrial Units
- Configured as 10 - 1,500 s.f. units and 1 - 3,000 s.f. unit.
- 16' Clear Height, Glue-Lam Beam Construction w/ Skylights
- 200AMP, 208V, 3 Phase Elect.
- M2 Zone
- 18,000 S.F. Building
- Built in 1985
- 37,239 S.F Land
- Below Market Rents
- Subject to 1031 Exchange

Easy to Manage Small Industrial Units!

Financial Summary

• GSI approx.	\$135,660
• Net Income	\$87,345
• Cap Rate	4.72%
• GRM	13.64
• Avg. Rent per s.f.	\$0.63

Call Listing Office For Sale Price

Contact: Bob Riegel

The information contained herein has been obtained from sources, which are deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it and assume no liability for any inaccuracies or omissions.

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