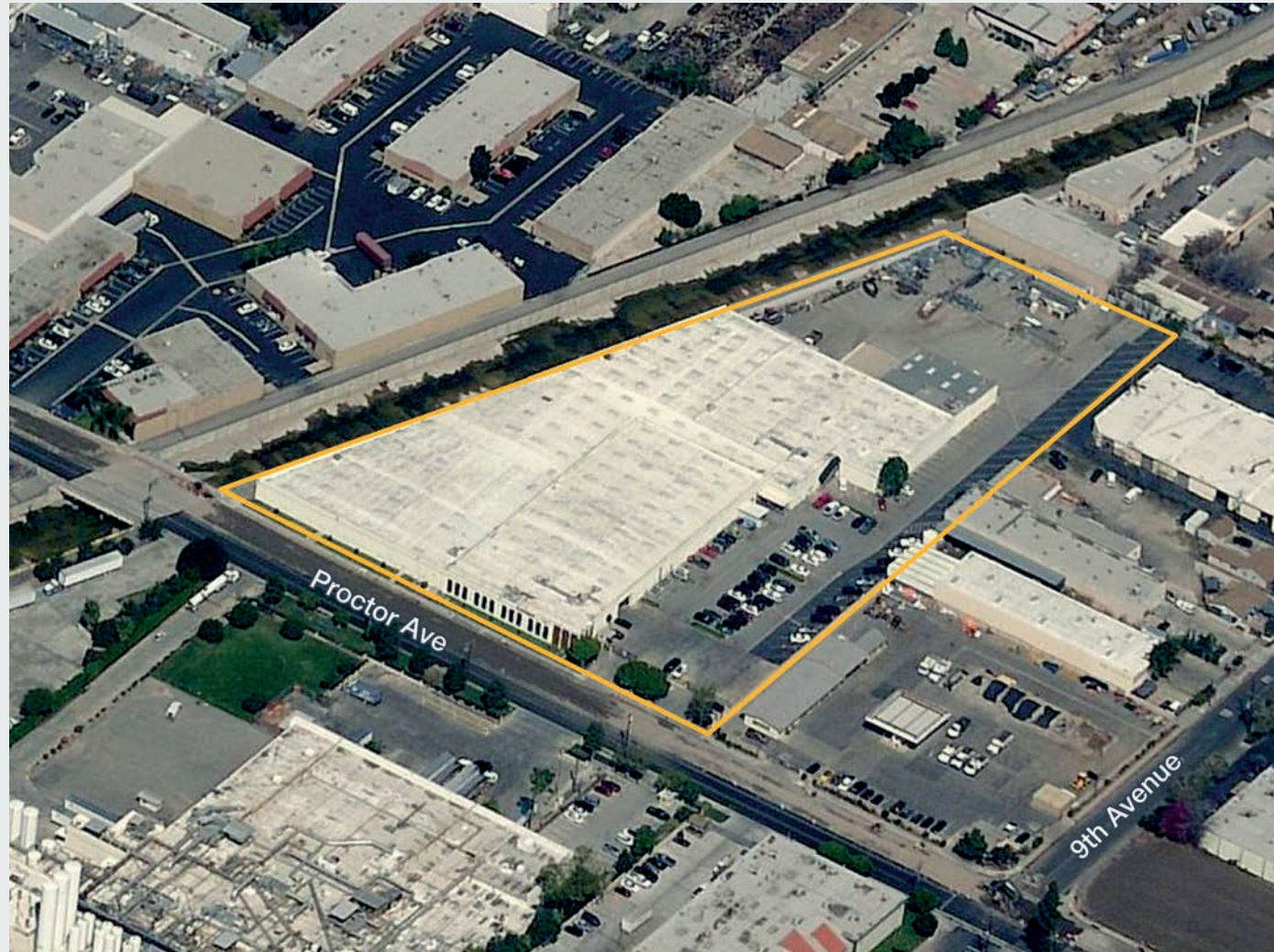
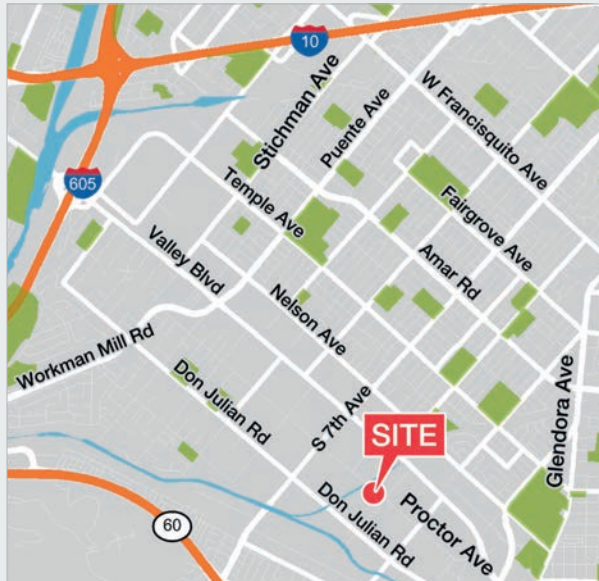


## 14923 Proctor Avenue

City of Industry, California  
(Unincorporated Los Angeles County)

### Property Highlights:

- Approximately 115,659 SF of industrial building located on approximately 204,524 SF of industrial space
- Approx. 18,614 SF office space
- Car parking 200 spaces
- Minutes from 605, 10 and 60 freeway on-ramps



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# 14923 Proctor Avenue

City of Industry, California  
(Unincorporated Los Angeles County)

## For Lease

### 115,659 SF Freestanding Industrial Building

### Property Features

- Lease Rate/SF: \$0.4972
- Monthly \$57,500.00 Net
- Available SF: 115,659
- Prop Lot Size: 204,524 SF / 4.7 AC
- Cooler Space: Approx 8,054 SF
- Yard: Fenced/Private
- Zoning: LCA1
- Sprinklered: Yes
- 2,500 Amp, 480Volt, 3 Phase, 4 Wire
- Parking Spaces: 200 cars
- Office SF / #: 18,614 / Restrooms: 6
- Finished Office Mezz: 10,075 SF
- Office Air: Yes
- Office Heat: Yes
- Building in excellent condition and well maintained
- Outstanding City of Industry location with excellent freeway access. Cooler.



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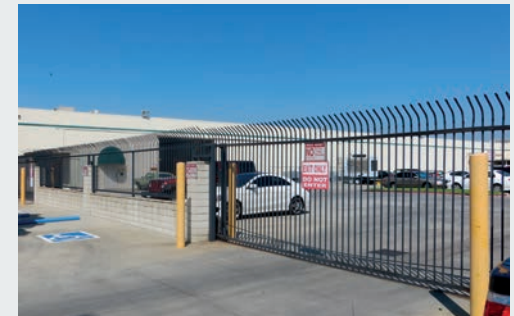
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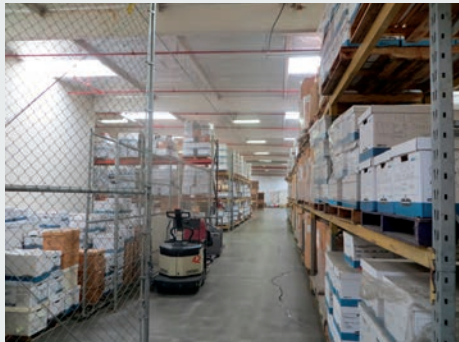
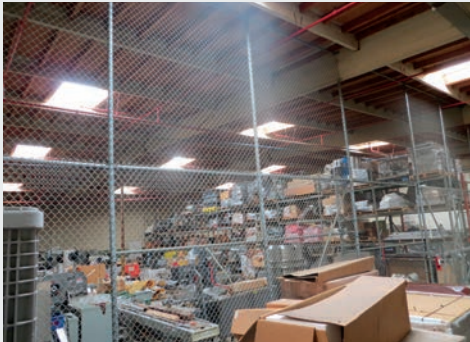
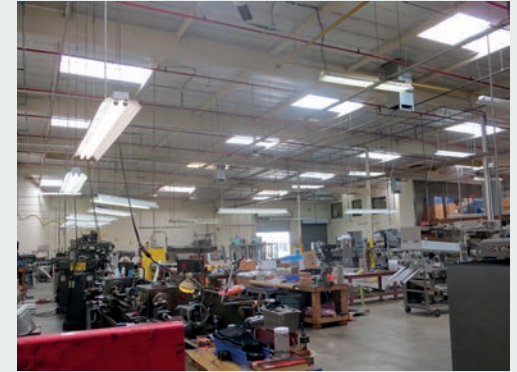
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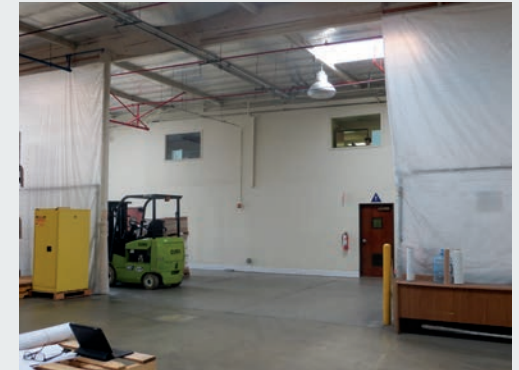
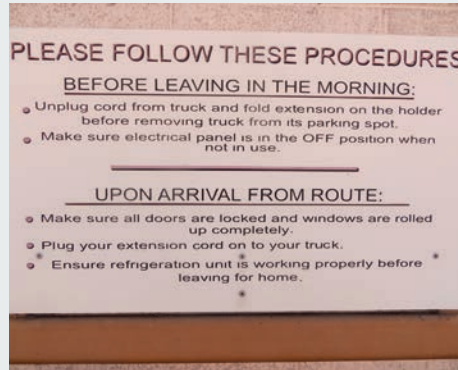
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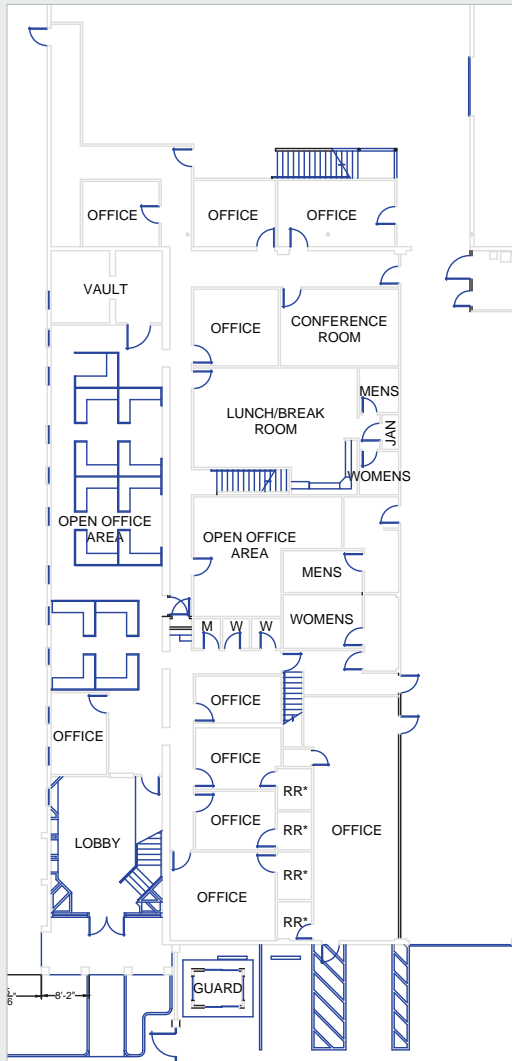
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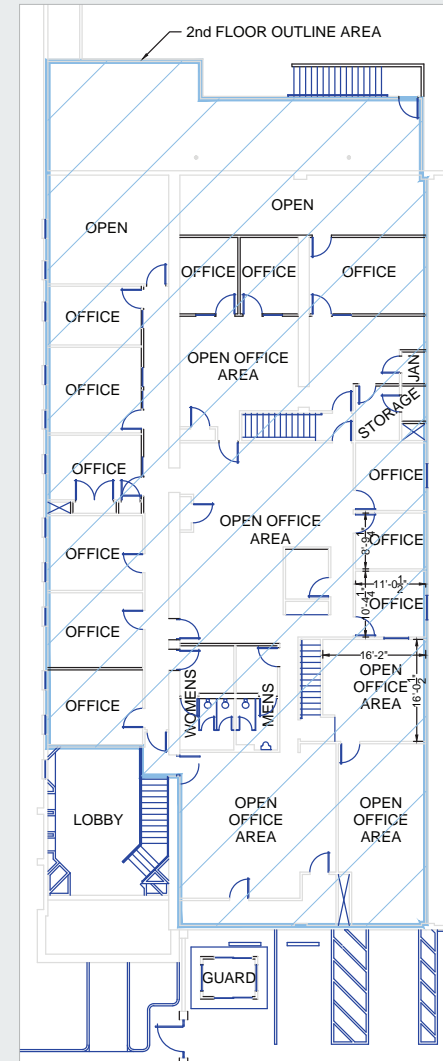
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115,659 SF  
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1st Floor



2nd Floor



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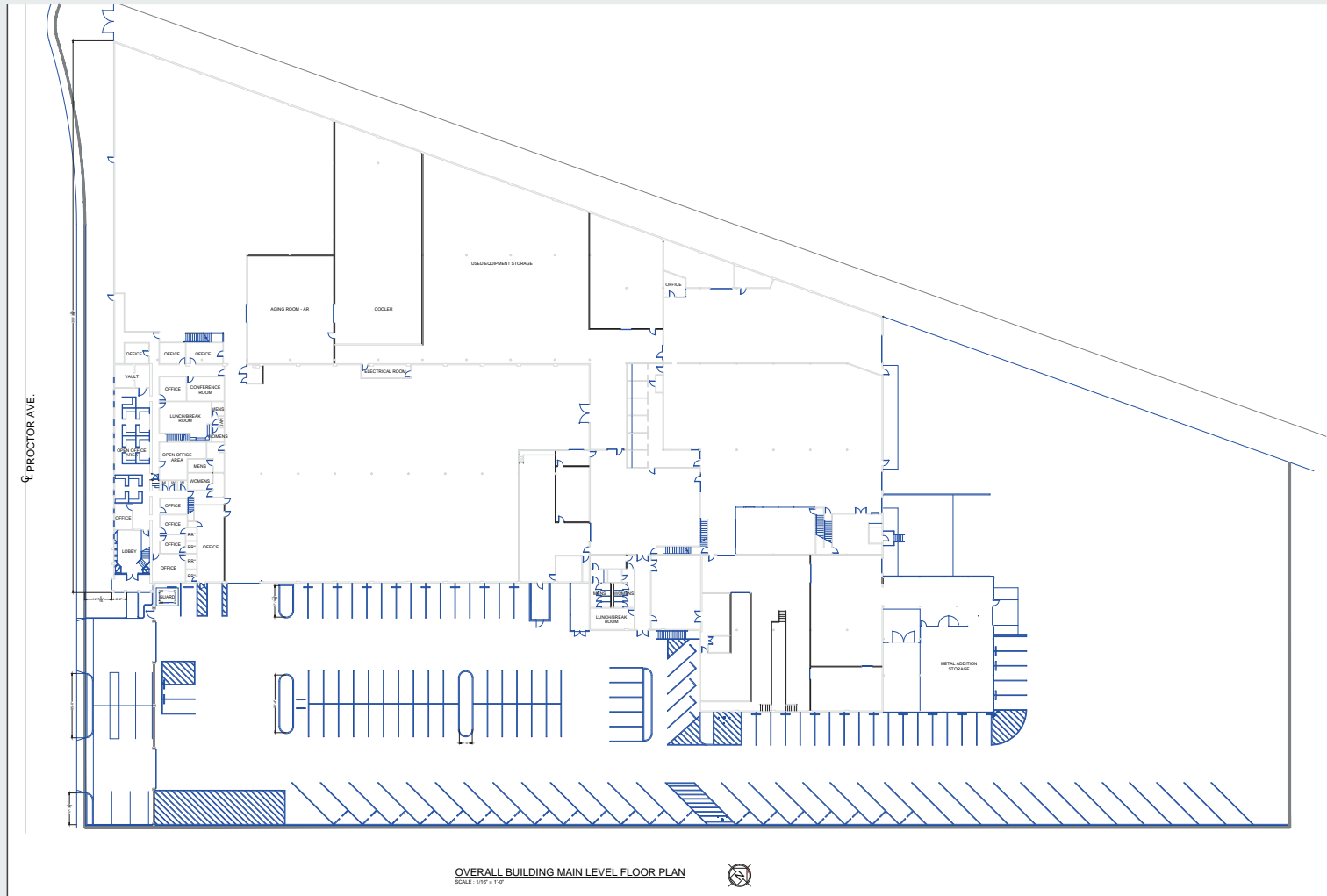
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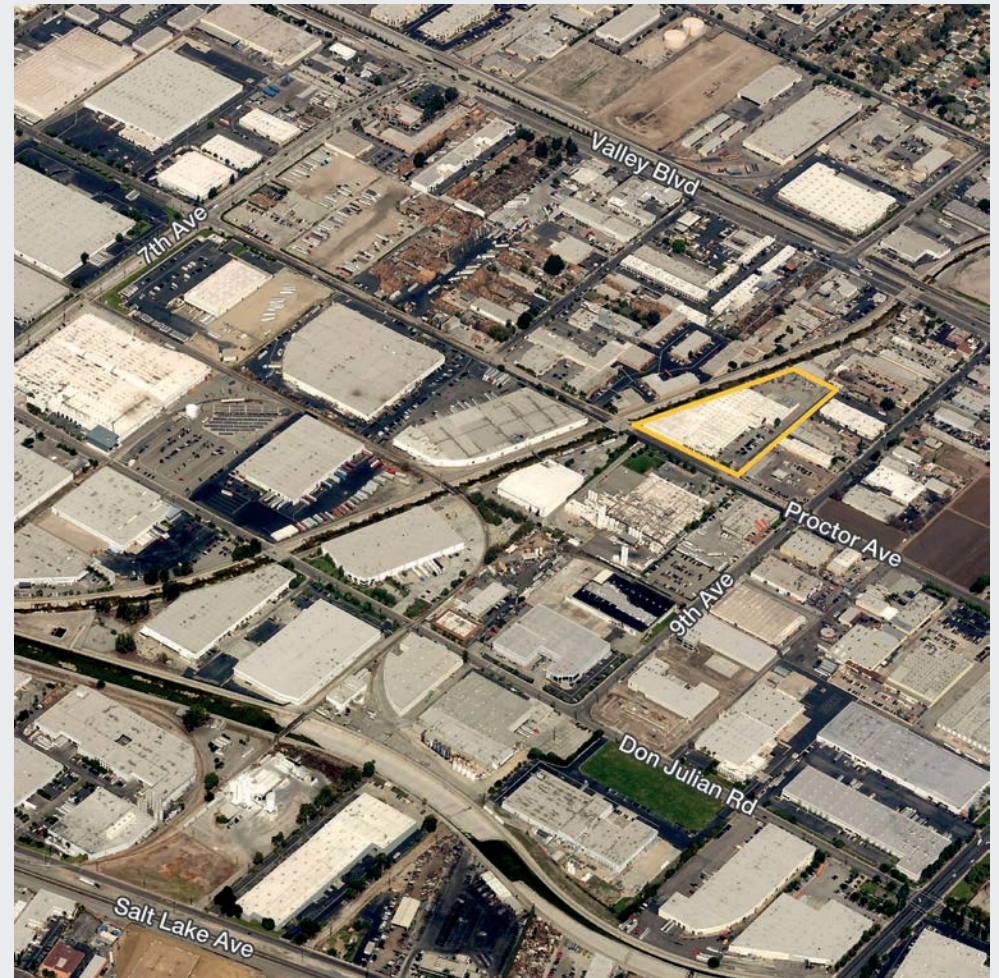


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The Subject Property is located in the City of La Puente (Unincorporated L.A. County) within the City of Industry, located in the heart of the San Gabriel Valley, within the core of a 40 mile radius encompassing Los Angeles, Orange County and the Inland Empire. The San Gabriel Valley (SGV) market is one of the strongest industrial markets in Southern California with the City of Industry having an overall industrial vacancy rate of only 2.8%. The strong demand and low inventory will continue to keep vacancy down and rental rates moving higher.

This location offers the ideal geographic and business environment: proximity to major markets, nearby seaport facilities, adequate space for industrial plant expansion, access to freeway/rail/air transportation, proximity to a widely diversified labor pool and adequate housing in a wide range of prices. The City is bordered by four major freeways. The Pomona Freeway (60) to the South, which also intersects the Long Beach Freeway (710), the Los Angeles/San Bernardino Freeway (10) to the North, providing direct access to Los Angeles and Inland Empire markets. The San Gabriel River Freeway (605) to the West, and Orange Freeway (57) to the East, providing direct access to Orange County markets. The City is serviced by both the Union Pacific and Southern Pacific Railroads, both running westerly to Los Angeles and easterly toward Riverside. Southern Pacific operates a mainline switching yard and major intermodal (piggy-back) facility in the city which cuts delivery and transit times substantially. In addition, a 41-mile rail bypass opens The City of Industry directly into both of the West Coast's largest seaports – Los Angeles Harbor and the Port of Long Beach.



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