

INDUSTRIAL CONDOMINIUM

7137 TELEGRAPH ROAD, Unit 16

Montebello, CA 90640

WWW.THEPHRONESISGROUP.COM



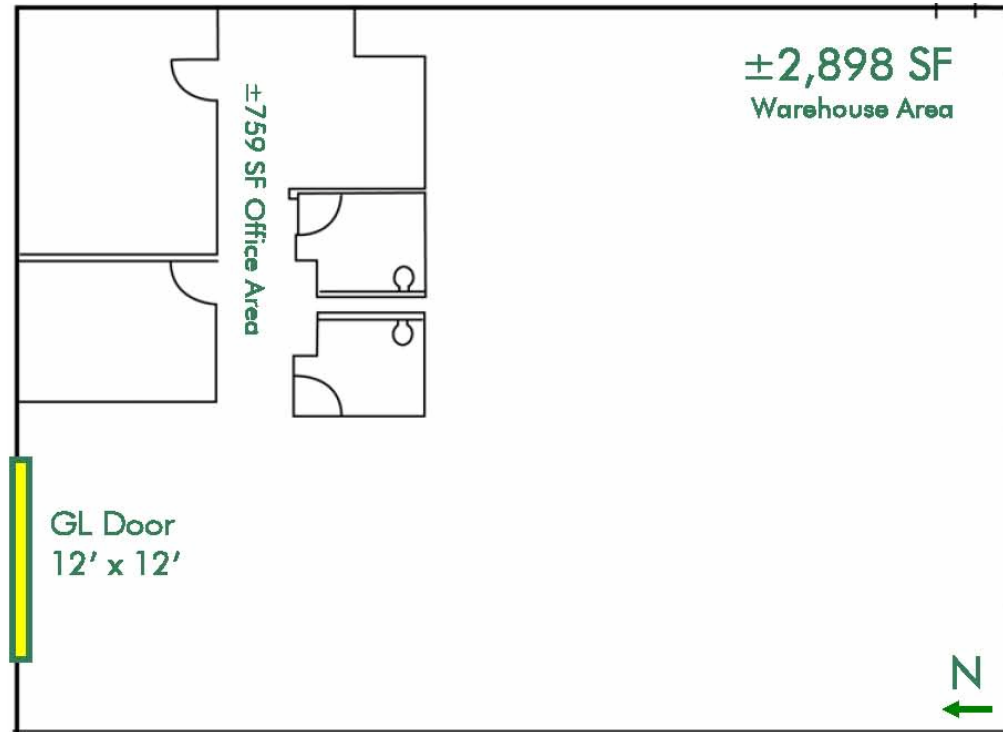
OFFERING PRICE

\$804,540

BUILDING SPECS

• Price PSF	\$220.00 / PSF
• Bldg SF	3,657 sf
• Land SF	POL
• Office SF	759 sf
• Storage SF	2,898 sf
• Restrooms	2 (1 office, 1 whs)
• # of Floors	Single Story
• Construction	CTU
• Ceiling Height	18'
• Power	225 amps
• Doors	1 GL (12' x 12')
• HVAC	Yes
• Sprinklered	Yes
• Fenced	No
• Parking	7 Spaces
• Year Built	2006
• Zoning	MN M2

FLOOR PLAN [not drawn to scale]



High Image Industrial Condo
Easy Access to 5 / 710 / 605 Freeways
Currently Occupied

Contact Exclusive Agent:

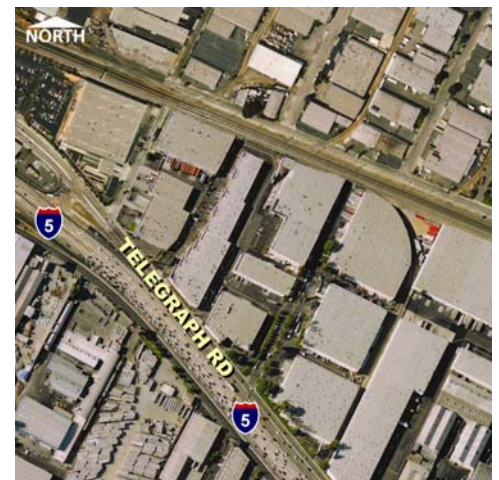
Jamie H. Kim
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TPG Commercial

191 E. City Place Drive
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California Department of Real Estate License Numbers:
Jamie H. Kim 01423006, TPG Commercial 01869347



A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any specific listing conditions, imposed by our principals.

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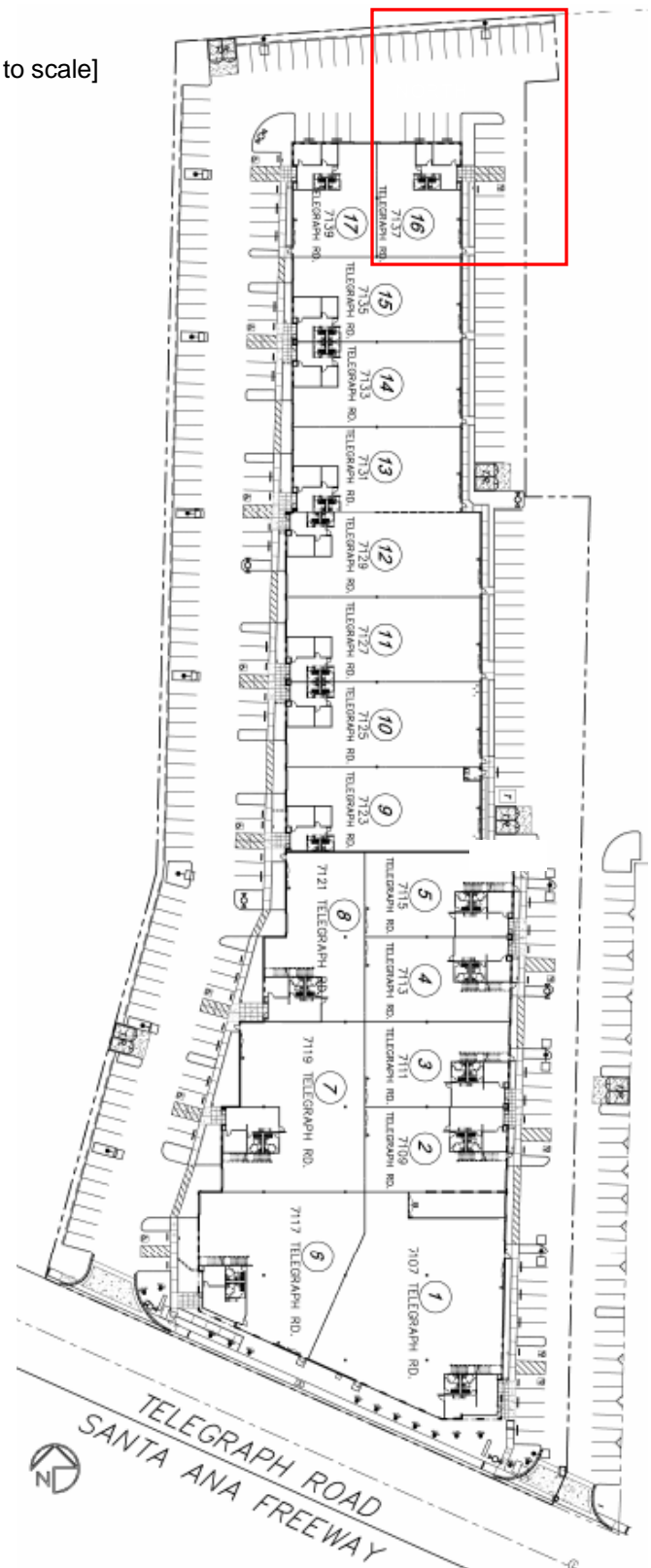
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SITE PLAN [not drawn to scale]



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