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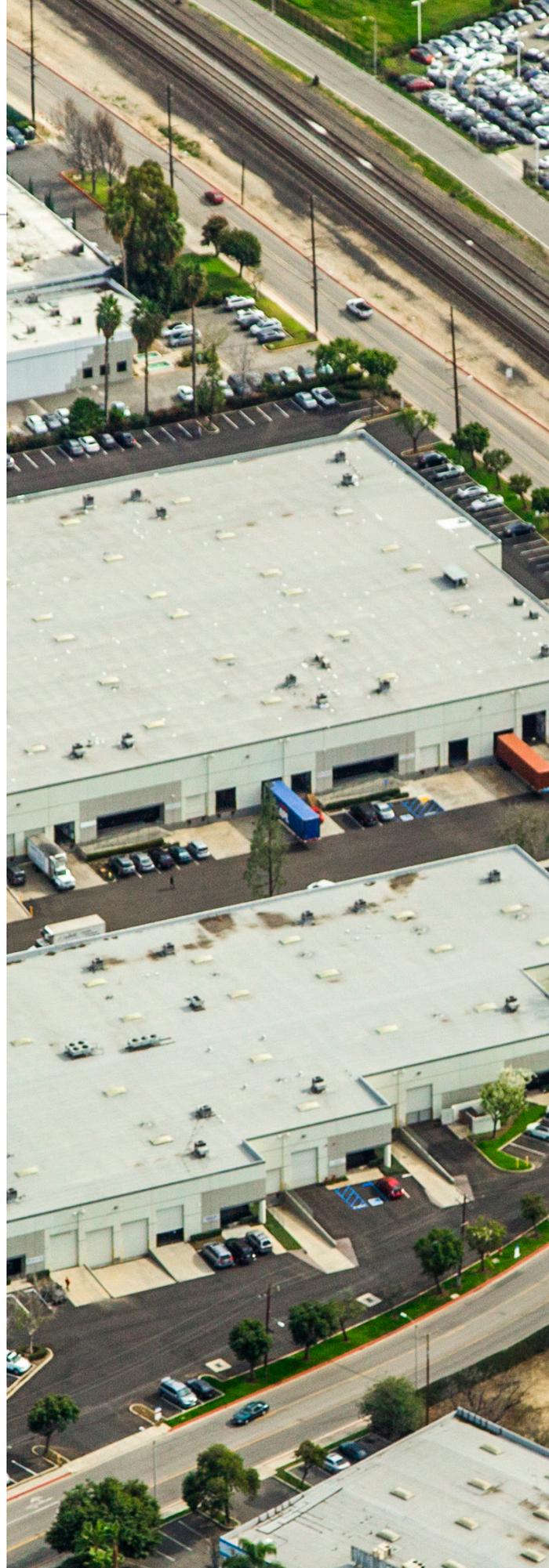
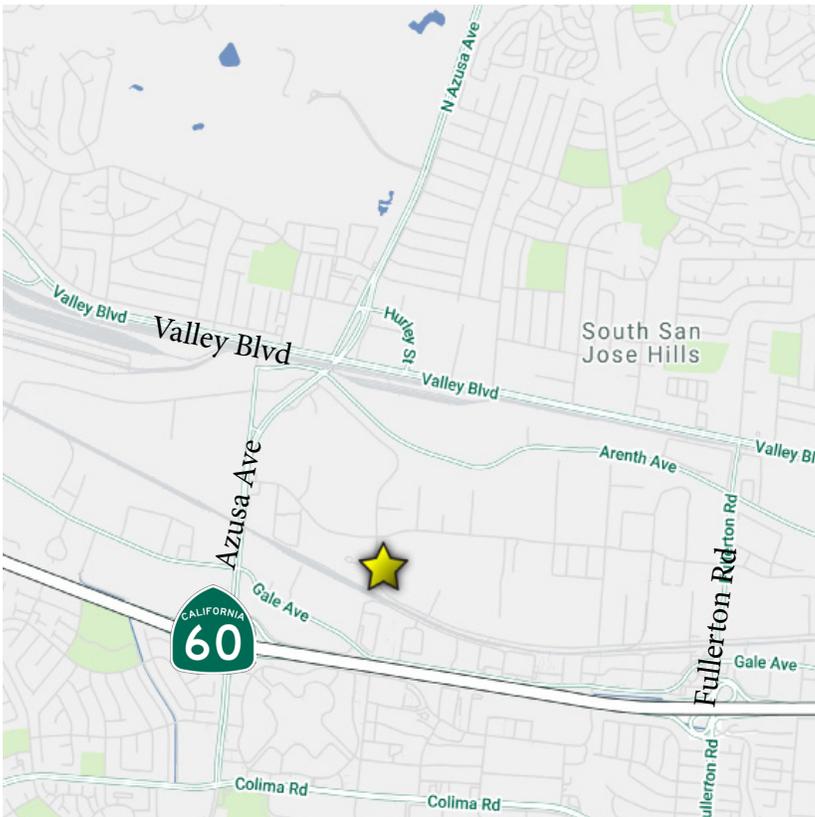
# GOLDEN PACIFIC BUSINESS PARK

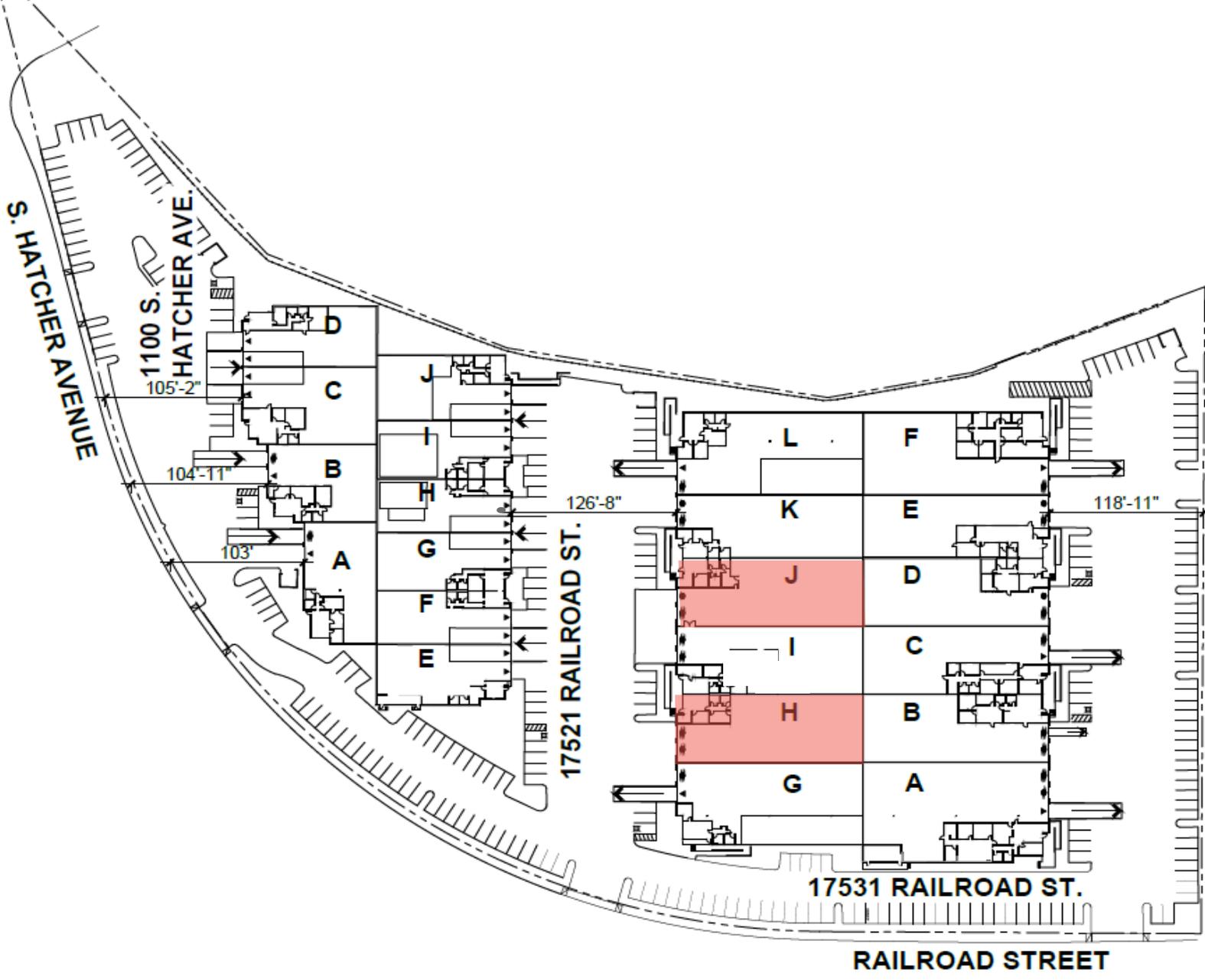
1100 Hatcher Ave & 17521-17531 Railroad St  
City of Industry, CA



# PROPERTY HIGHLIGHTS

- ±8,096 to ±16,192 SF Units Available
- Minimum 21' clearance
- Fully sprinklered 0.45 GPM/3,000 sq. ft.
- Dock high and ground level loading
- Power: 200 Amps, 277/280 V, 3P 4W
- Central City of Industry location
- Convenient access to CA-60 via Azusa Ave and Fullerton Rd
- Professionally managed

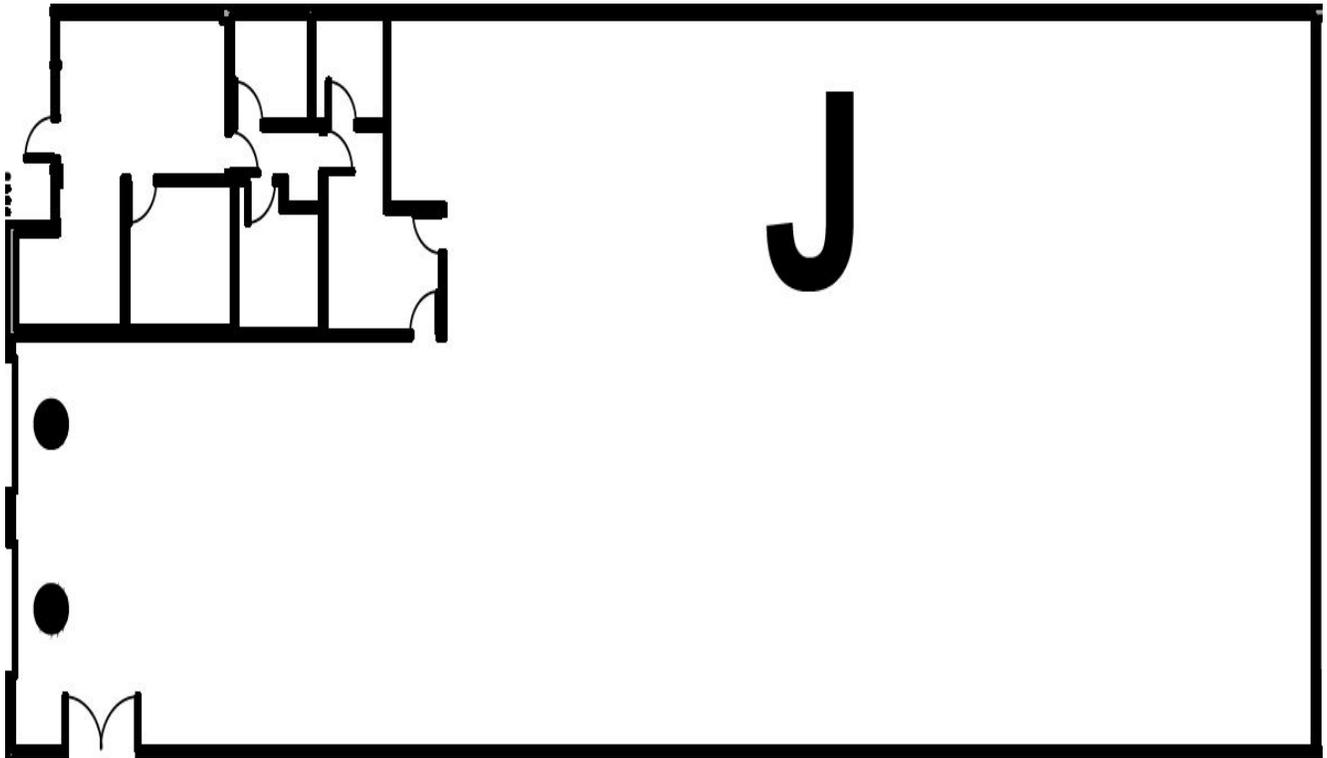




ADDRESS	SF	OFFICE SF	LOADING	ASKING RATE/SF	Cooler/Freezer SF	AVAILABLE
17531 Railroad St, Unit J	±8,096	±1,300	2DH/OGL	\$1.95	None	Now
17531 Railroad St, Unit H	±8,096	±890	2DH/OGL	\$2.10	±1,000	Now

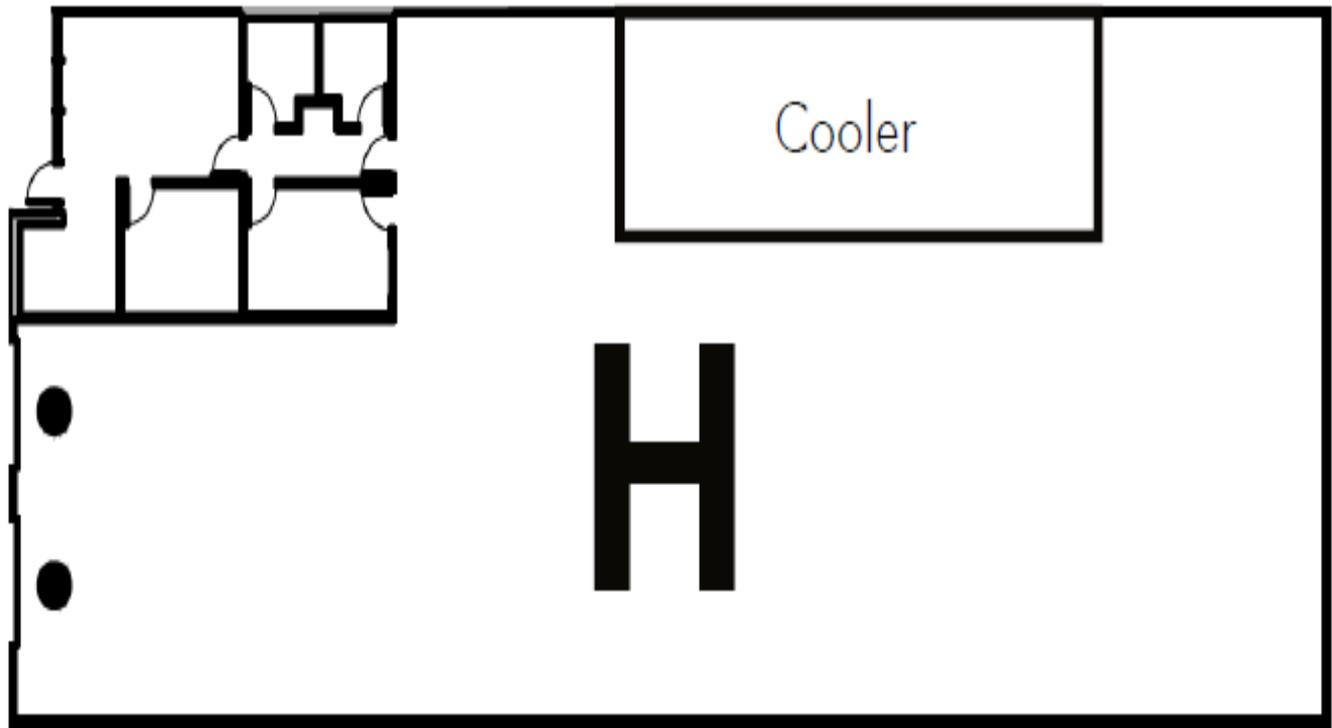
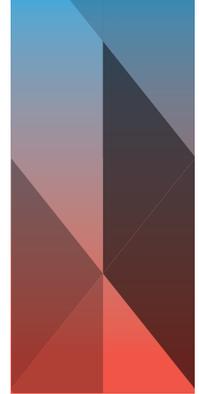
\* Common Area Maintenance Fee is included in the rates

# FLOOR PLAN



<b>ADDRESS</b>	17531 Railroad St, Unit J
<b>SF</b>	±8,096
<b>OFFICE SF</b>	±1,300
<b>LOADING</b>	2DH/OGL
<b>NOTES</b>	Available

# FLOOR PLAN



<b>ADDRESS</b>	17531 Railroad St, Unit H
<b>SF</b>	±8,906
<b>OFFICE SF</b>	±890
<b>LOADING</b>	2DH/OGL
<b>NOTES</b>	±1,000 SF Freezer/Cooler

# PHOTOS



# GOLDEN PACIFIC BUSINESS PARK

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## PLEASE CONTACT:

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