



Colliers

Accelerating success

FOR LEASE

Valley Springs Industrial Center

167-168 Mason Way, Unit A-4
City of Industry, CA 91746

±8,964 SF Warehouse & Office

Starting from

\$1.50 PSF

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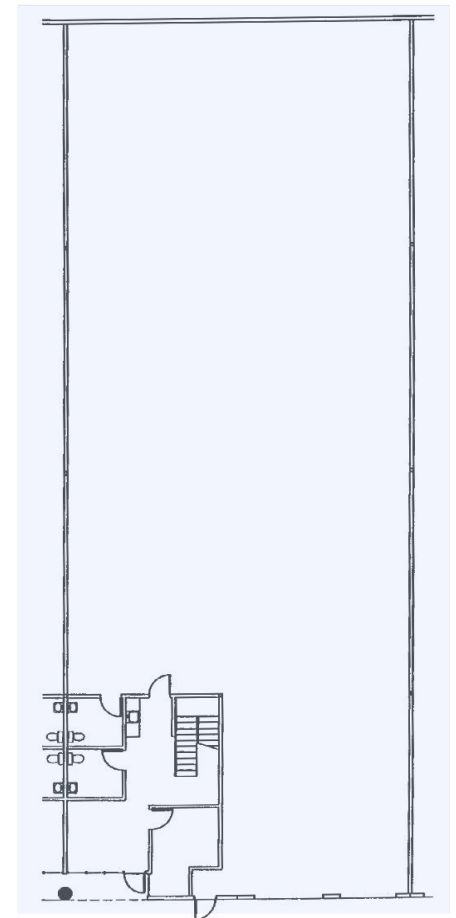


ABOUT THE PROPERTY

- Newer State-of-the-Art Construction
- Quick Access to 60, 605 and 10 Fwys
- Secure Business Park With Electronic Gated Access
- Dock High & Ground Loading Available

DETAILS

Total Area	8,964 SF
Warehouse SF	7,528 SF
Office SF	1 st Floor – 718 SF / Mezz – 718 SF
Construction	Concrete Tilt-up
Clear Height	24'
Dock High Doors	1
Ground Level Doors	1
Sprinklers	Yes
Power	200 Amps, 277/480 Volt, 3 Phase, 4 Wire
HVAC	Yes
Parking	5 Dedicated parking spaces
Yard / Storage	Dedicated yard/loading areas
Year Built	2000
Lease Term	3 - 5 Years



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