

EXCLUSIVE SINGLE-TENANT OFFERING

Paul Kott Realtors, Inc.
RETAIL • OFFICE • INDUSTRIAL • INVESTMENT

CLOSED



INDUSTRIAL VACANT/USER
1130 East Cypress Street
Covina, CA

INVESTMENT OPPORTUNITY

- ◆ PRICE: \$1,650,000
- ◆ RENTABLE SQUARE FEET: 16,000
- ◆ PRICE PER SQUARE FOOT: \$103.13
- ◆ YEAR BUILT: 1961



INVESTMENT HIGHLIGHTS

- ◆ Rare San Gabriel Valley Industrial Offering
- ◆ \$109.38 Price/SF
- ◆ 2,000 Amps of Power
- ◆ 3 :1,000 Parking Ratio
- ◆ 2% Vacancy in the Sub-Market
- ◆ Easy Access to 10 & 210 Freeways and Public Transportation
- ◆ 349,037 Population Within 5 Miles
- ◆ 5.53 % Increase Since 2000

Listed By:

BRETT CERVANTES

Senior Investment Associate

National Retail, Office, & Industrial Properties Group

Tel: (714) 707-4959

Cell: (714) 987-1126

Fax: (714) 772-3372

License: CA 01499474

Listing Office: 1225 West Lincoln Avenue, Anaheim, CA 92805 •
Tel: (714) 707-4959 Fax: (714) 772-3372

Anaheim Office
www.pk-cre.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.