

**425-45 S. LEMON AVE,
CITY OF INDUSTRY, CA 91746**

CUBEWORK



PROPERTY HIGHLIGHT

- + Property Sub-type: **Warehouse**
- + Rentable Building Area **100,000 SF**
- + Warehouse Min. Divisible: **300 SF**
- + On-Site Office with Warehouse
- + Full Service Gross
- + Located minutes from highway **60, I-605 and I-10**



AMENITIES AND SERVICES

SPACE

- + 24/7 Availability & Building Access
- + High-speed Wi-Fi
- + Conference Rooms / Event Rooms
- + Furnished workspaces
- + Kitchen Amenities / Refrigerator
- + Business Suites / Corporate Suites available
- + Option to Merge Offices



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SERVICES

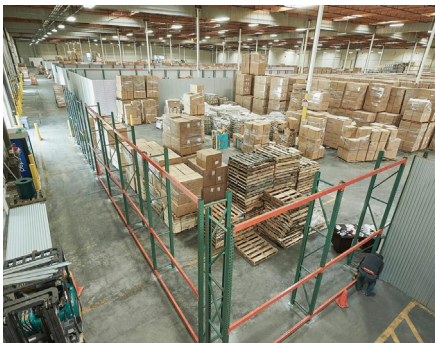
- + Front Desk Service / Security
- + Mail and packaging handling
- + Daily Cleaning
- + Office Supplies
- + Business class printers
- + Fresh coffee & tea
- + Air Conditioning

ABOVE & BEYOND

- + IT support and guest log-in functionality included
- + Located only minutes away from freeways
- + On-Site staff from front desk-service to personal support
- + Living room-styled spaces designed for creativity, comfort and productivity
- + All warehouse spaces can be built-to-suit your needs



FACILITY PHOTOS



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