

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:
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