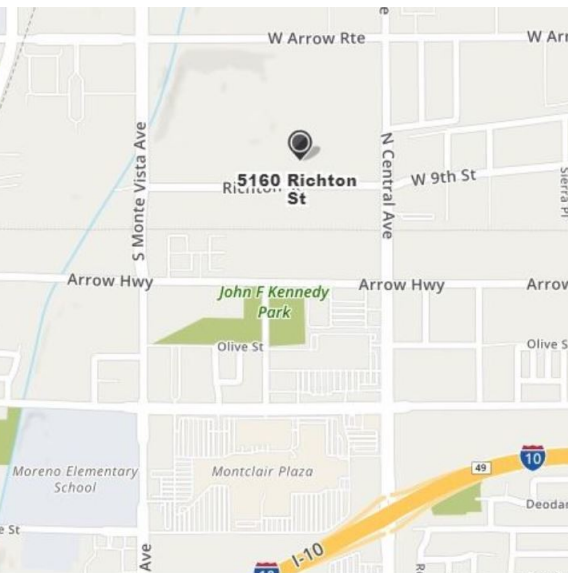




5160

RICHTON STREET, UNIT D
MONTCLAIR | CA



FOR LEASE

INDUSTRIAL PROPERTY



13,264 SF
SQUARE FEET



1,950
OFFICE SF



24 - 24 ft
CLEAR HEIGHT



1
GROUND LEVEL DOOR

FOR MORE INFORMATION PLEASE CONTACT:

KERRY COLE
EXECUTIVE VICE PRESIDENT

P: 909.652.9045 | M: 626.824.4774

Kerry.Cole@daumcommercial.com

CABRE #00946482

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DAUM
COMMERCIAL REAL ESTATE SERVICES

5160

RICHTON STREET, UNIT D
MONTCLAIR | CA

FOR LEASE

INDUSTRIAL PROPERTY



PROPERTY DESCRIPTION

Multi-Tenant Building. Unit D - 13,264 Square Feet Available

PROPERTY HIGHLIGHTS

- Excellent Access to the 10, 210, 57 & 71 Fwys
- Metrolink Business Park
- Excellent Distribution Building
- 1,000 SF Office Space
- 950 SF Mezzanine Office Space
- 1 Interior Truckwell - 53'
- 1 Ground Level Loading Door
- 24' Clear Height
- Across from Metrolink Station

OFFERING SUMMARY

Lease Rate PSF:	\$0.92 Plus \$.05 CAM
Available SF:	13,264 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,689	47,869	121,762
Total Population	12,823	162,096	415,978
Average HH Income	\$56,677	\$75,200	\$74,307

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