

FOR LEASE

774 - 4,680 Square Feet
Industrial/Warehouse/Office

La Verne Business Center



2974 - 2988 First Street, La Verne, CA
(Corner of First Street & Fulton Avenue)

FEATURES:

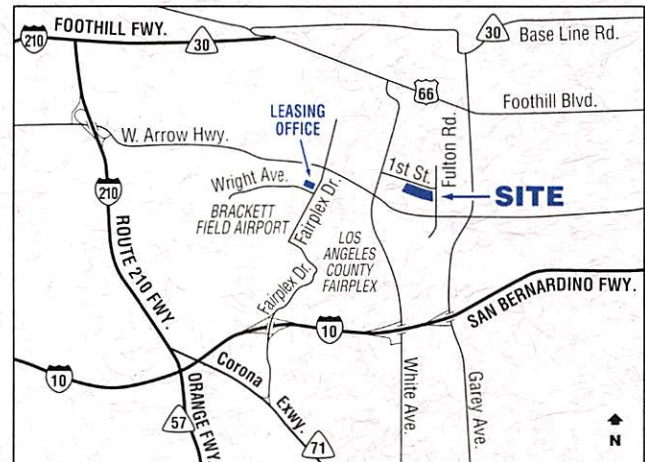
- Bonus Private Storage Yards
- 18' Minimum Ceiling Clearance Height
- 10' x 12' Ground Level Loading Doors
- Easy Access to the 10, 210, 57, 30 and 71 Freeways
- Minimum 100 Amp, 120/208 Volt, 3 Phase Power
- Office Equipped with Air Conditioning & Heating
- Foil Insulated Ceiling and Skylights in Warehouse
- Manufacturing, Distribution, Wholesale, Office, Storage, Professional, and Many Other Uses Permitted
- Professional Business Park Environment
- Quality La Verne Location
- Natural Gas Available

For Further Information, Contact:



METROVEST MANAGEMENT

Excellence in Business Park Property
Management, Since 1979



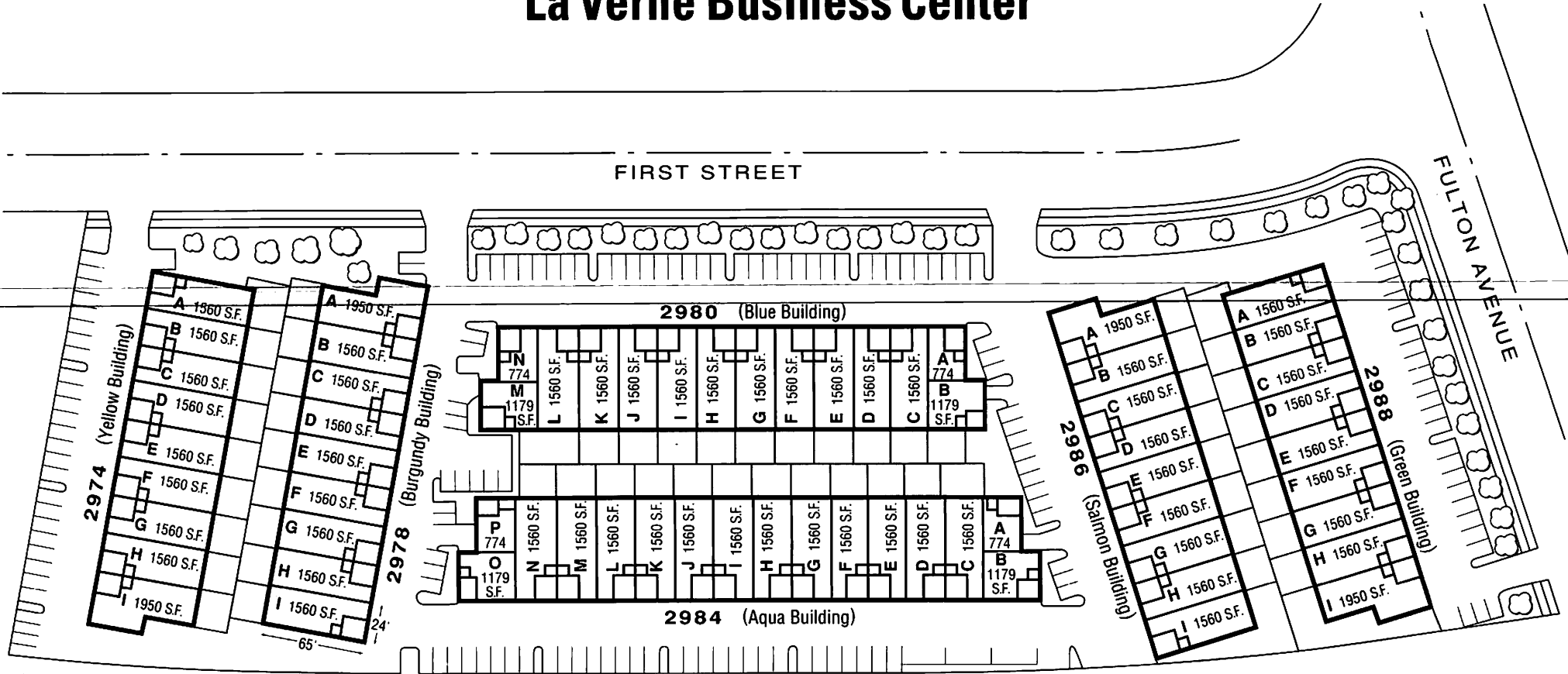
See Reverse Side For Site Plan


PHONE (909) 593-2077

FAX (909) 593-6651

Leasing Office: 2125 Wright Avenue, Suite C-5
La Verne, California 91750

La Verne Business Center



 Bonus Private Yard

SUITE SIZES BUILDING SQ. FT.*	BONUS PRIVATE YARD SQ. FT.**
774	-
1,179	540
1,560	540
1,950	540+

- * Suites may be combined up to 4,680 square feet plus bonus private yards.
- ** Bonus private storage yards or outside work area adds additional 540 square feet.