



# 5363 Alhambra Ave.

Los Angeles, California

## Premises

Professional freestanding office building with detached warehouse and manufacturing area.

## Rental Rate

\$1.00 per SF, modified gross.  
(Tenant pays for utilities and Janitorial)

## Available Space

2,093 SF of office

5,500 SF of Warehouse

(warehouse has mezzanine storage which is not included in the square footage)

## Parking

Convenient secured on-site surface parking.  
Free of charge.

## Property Highlights

- Large warehouse area with additional mezzanine storage.
- Located West of Fremont with Excellent 710 Freeway access.
- Office area includes reception area, conference room and private offices.
- Gated and secured complex.
- Building signage is available.
- Covered assembly manufacturing area between the office and warehouse.
- 15' high warehouse doors.
- Beautiful Office decor

FOR MORE INFORMATION:

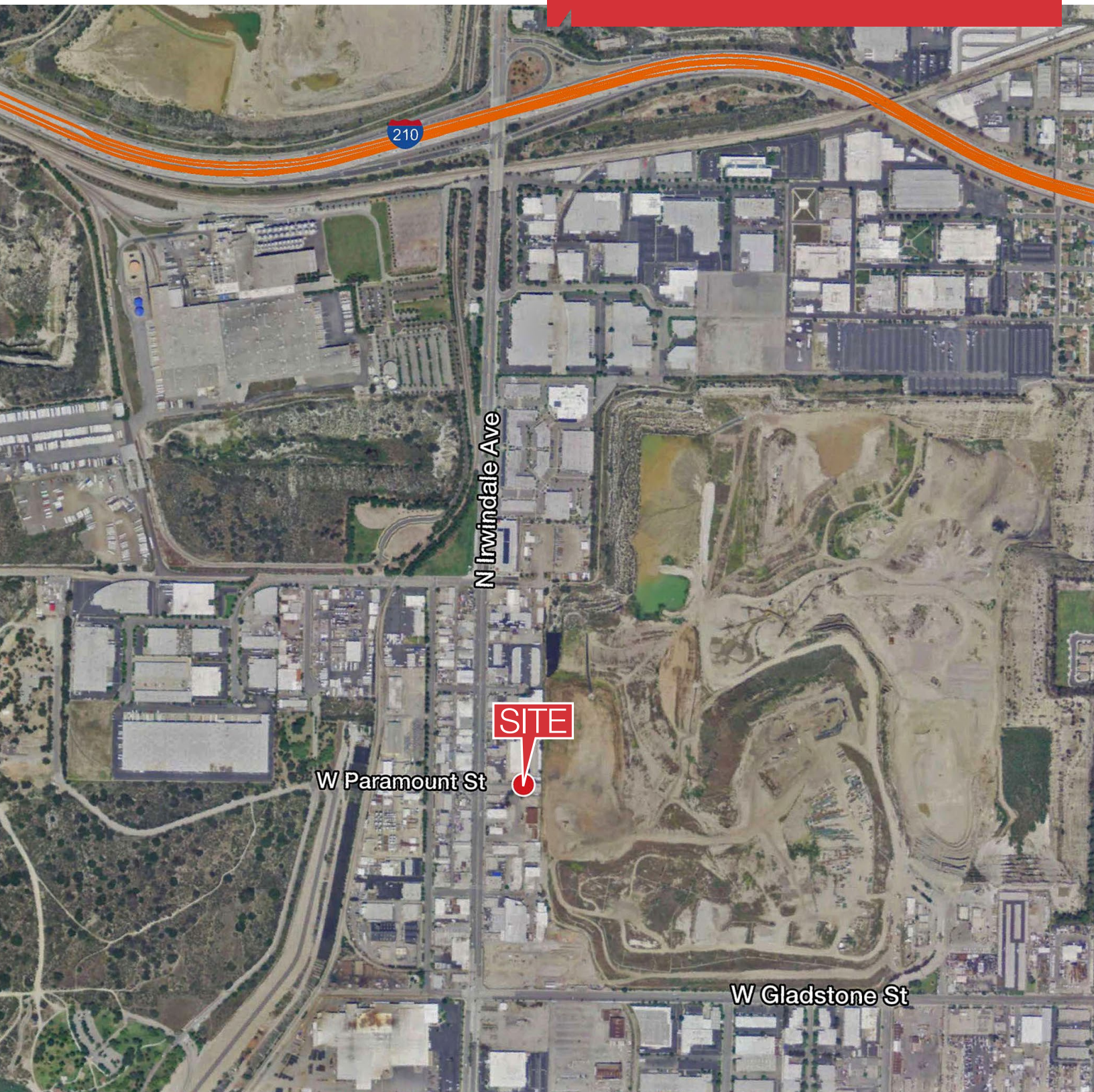
**R. Scott Martin, SIOR**  
Executive Vice President  
626 564 4800 x110  
smartin@naicapital.com  
BRE Lic. #00992387

**John Martin**  
Senior Vice President  
626 564 4800 x107  
jmartin@naicapital.com  
BRE Lic. #01280892

**NAI Capital Pasadena**  
225 S. Lake Avenue Suite 1170  
Pasadena, California 91101  
626 564 4846 fax  
www.naicapital.com



1541 West Paramount Ave.  
Azusa, CA 91702



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

FOR MORE INFORMATION:

**Robert Dixon**  
Senior Vice President  
909 945 2339 x4056  
rdixon@naicapital.com  
BRE Lic. #00582575

**Tessa Harper**  
Senior Associate  
909 243 7605 direct  
tharper@naicapital.com  
BRE Lic. #01408212