

# RAMONA BUSINESS CENTER



**UNDER NEW OWNERSHIP**

RENOVATIONS UNDERWAY

12901 - 13177 RAMONA BOULEVARD // IRWINDALE // CA // 91706

## FOR MORE INFORMATION:

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## PROPERTY FEATURES

- » Professional Business Park
- » Immediate access to 605, 10 & 60 freeways
- » Industrial and office unit sizes from 880 - 5,000 SF
- » Immediate retail amenities nearby
- » Property management on site
- » Contact broker for lease rate

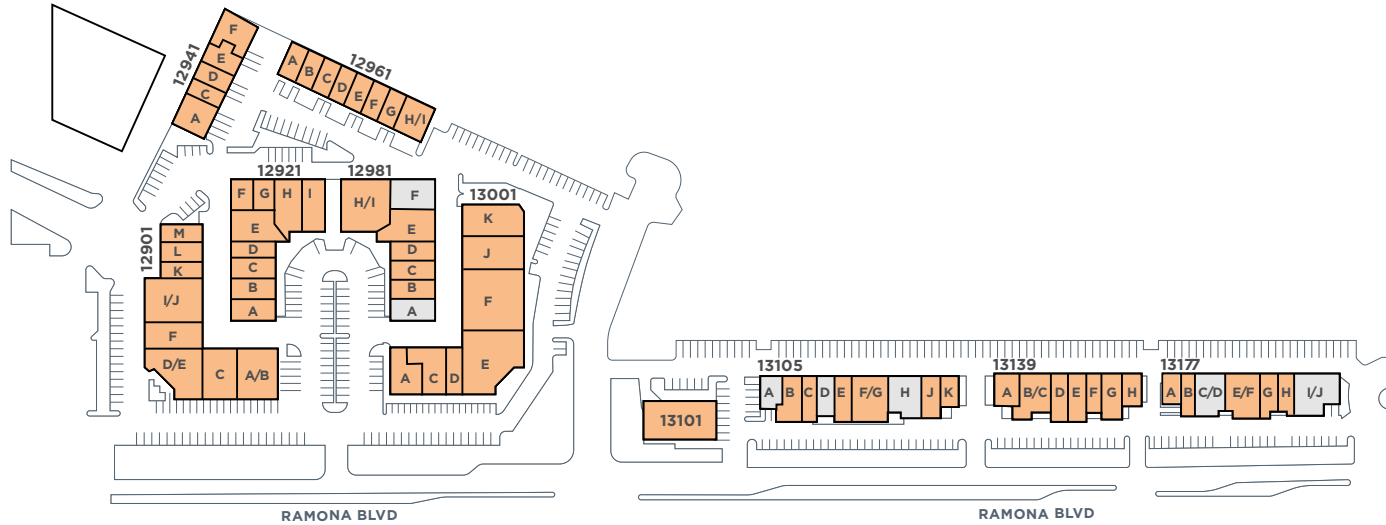


*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

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## SITE PLAN

OCCUPIED
  AVAILABLE



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## AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	LEASE RATE	COMMENTS
13105 Ramona Blvd.	A	1,050	700	\$1.35 PSF	1 Ground Level Door
13105 Ramona Blvd.	D	1,210	1,210	\$1.35 PSF	1 Ground Level Door
13105 Ramona Blvd.	H	1,270	1,000	\$1.35 PSF	1 Ground Level Door
13177 Ramona Blvd.	C&D	2,540	2,540	\$1.35 PSF	1 Ground Level Door
13177 Ramona Blvd.	I&J	2,220	1,000	\$1.35 PSF	1 Ground Level Door
12981 Ramona Blvd.	A	1,495	500	\$1.25 PSF	1 Ground Level Door
12981 Ramona Blvd.	F	2,783	2,783	\$1.25 PSF	1 Ground Level Door

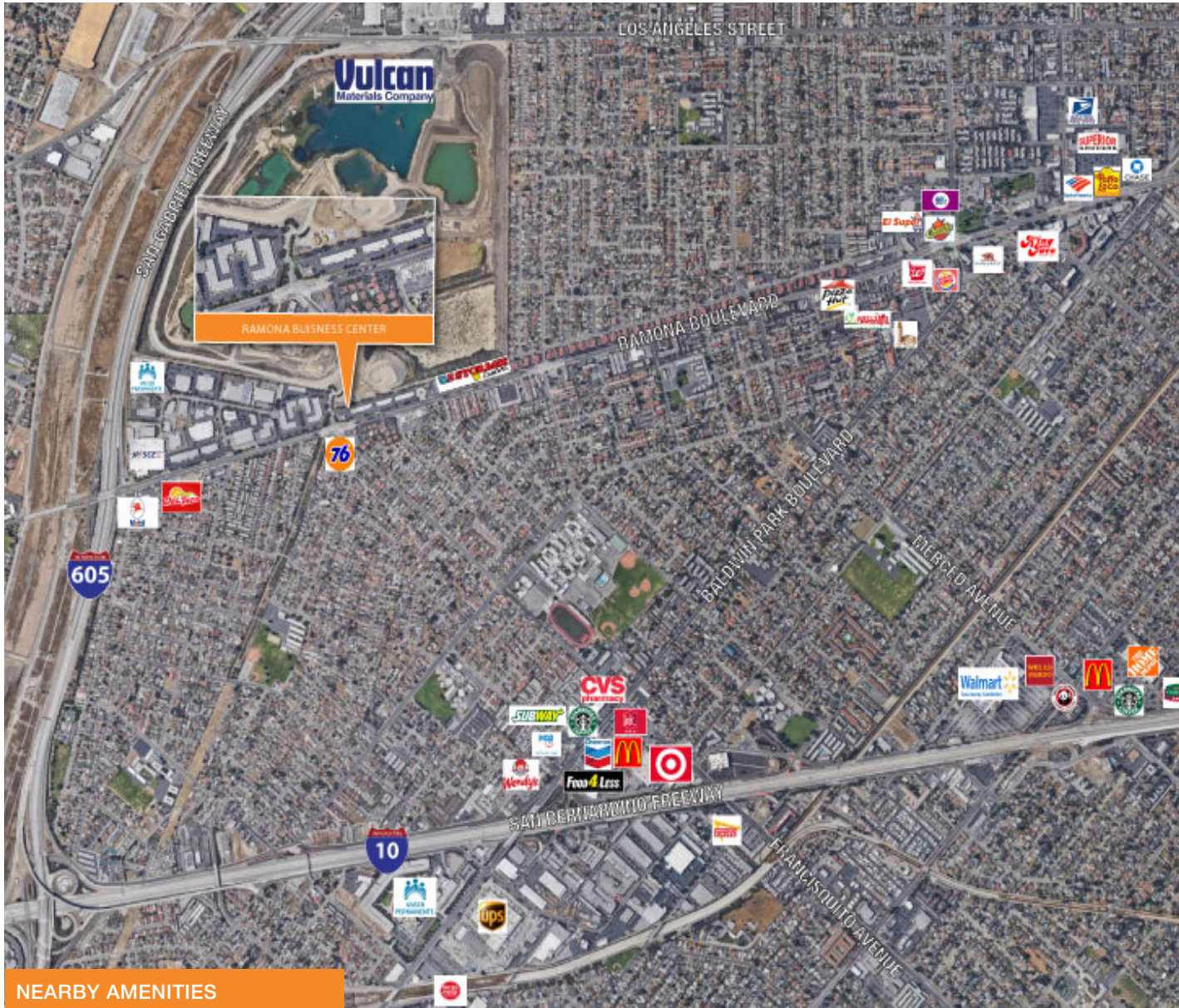
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## AMENITIES & IMPROVEMENTS



### PLANNED IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage
- Roof Repairs
- HVAC

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