

# INDUSTRIAL FOR LEASE

**±20,331<sup>SF</sup> INDUSTRIAL BLDG ON ±43,832<sup>SF</sup> OF LAND**  
4203 SHIRLEY AVE | EL MONTE, CA 91731

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



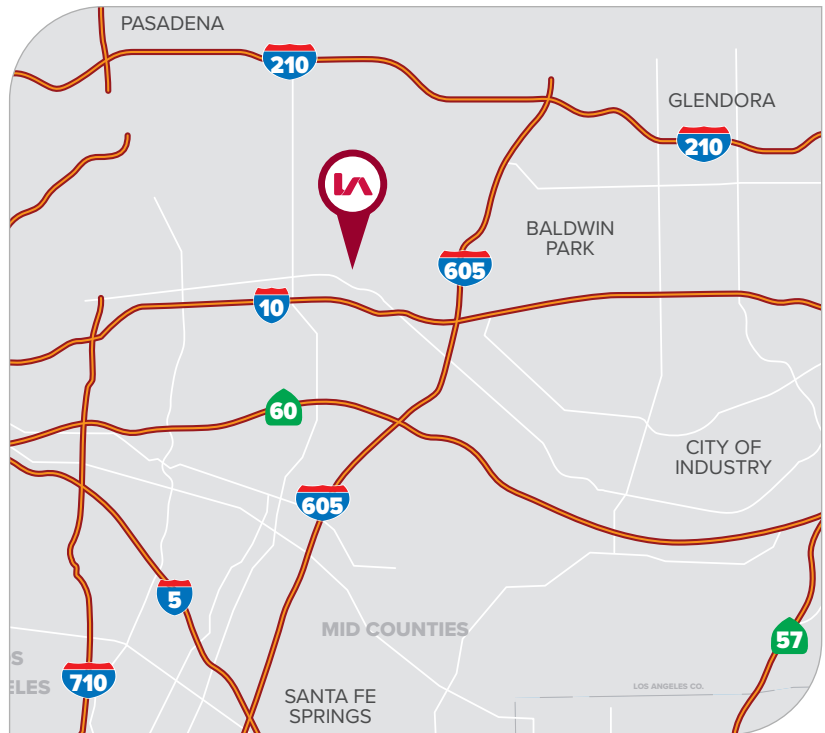
## PROPERTY HIGHLIGHTS

- Prime Class-A Industrial Building for Lease
- ±28 Clear-Height / ESFR Sprinkler System
- ±2,500 SF “Bonus” W.H. Storage Mezz.
- Ideal Visibility & Signage Opportunities
- 2 Extra-Wide Dock Positions (±30'W)
- High-End, Class-A Office Build-Out
- 2-Street Frontage: Baldwin Ave. & Shirley Ave.
- Occupancy: 30-60 Days - Call Broker to Tour

## PRICING SUMMARY

### LEASE RATE

**\$1.60/SF GRS**  
(\$32,530/mo GRS)



FOR MORE INFORMATION, PLEASE CONTACT



### TONY NAPLES

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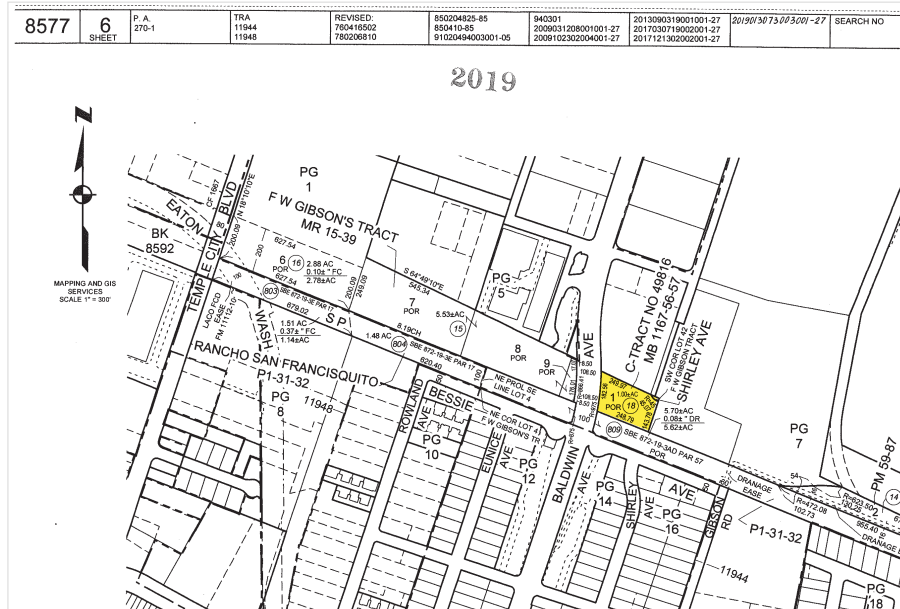


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## PARCEL MAP



## PROPERTY SUMMARY

<b>TOTAL BUILDING SF</b>	±22,831 SF
<b>TOTAL LAND SF</b>	±43,832 SF
<b>WAREHOUSE FLOOR</b>	±14,715 SF
<b>OFFICES/RR'S</b>	±5,616 SF/ 5 RR's
<b>"BONUS" WH MEZZ</b>	±2,500 SF (Bonus)
<b>CLEAR HEIGHT</b>	28' Clear Height
<b>SPRINKLERS</b>	ESFR (System)
<b>LOADING DOORS</b>	2 Docks (±30' Wide)
<b>POWER</b>	600 A @ 277/480 V (Verify)
<b>PARKING</b>	±37 Spaces (Verify)
<b>CONSTRUCTION</b>	Concrete Tilt-Up
<b>YEAR BUILT</b>	2019
<b>ZONING</b>	EM-M2
<b>APN</b>	8577-006-018



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## SITE PLAN



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HYDRAULIC DESIGN INFORMATION	
1. LOCATION OF DESIGN AREA	1. TRADING (ROOF REMOTE AREA)
2. BASIS OF DESIGN: DESIGN DENSITY / AREA; (1) K - ESFR @ PSI; OR CEILING DESIGN / IN-RACK SPKR. DESIGN	(12) SPKR K25.2 K-FACTOR • 20 PSI MINIMUM
3. SPKR. MANUFACTURER, MODEL AND SPRINKLER IDENTIFICATION NO. (SIN)	TYCO ESFR-25 TY9226
SPRINKLER ORIENTATION / RESPONSE TYPE	PENDENT / FAST
SPRINKLER K-FACTOR / TEMPERATURE RATING	25.2 K / 212° F
QUANTITY OF SPRINKLERS INSTALLED IN SYSTEM	323
4. REQUIRED DESIGN FLOW RATE @ BASE OF RISER (NO HOSE)	1362.8 GPM
REQUIRED SYSTEM PRESSURE @ BASE OF RISER (NO HOSE)	60.7 PSI
5. HOSE STREAM ALLOWANCE	250 GPM
6. APPLICABLE DESIGN STANDARD / EDITION	NFPA 13 / 2016
GUP General Underground Fire Protection Inc. 701 W. Grove Ave., Orange, CA 92865 714-632-8646	

ADDITIONAL HYDRAULIC DESIGN INFORMATION	
7. COMMODITY CLASSIFICATION	CLASS III-B
STORAGE CONFIGURATION	N/A
MAXIMUM CEILING HEIGHT (HIGHEST POINT IN BLDG)	33'-0" FT.
MAXIMUM STORAGE HEIGHT (TOP OF COMMODITY)	24'-0" FT.
8. MINIMUM FLOW RATE FROM CRITICAL SPKR. OR NOZZLE	112.6 GPM
MINIMUM PRESSURE REQUIRED AT CRITICAL SPKR. OR NOZZLE	20.0 PSI
9. MAXIMUM PROTECTION AREA FOR CRITICAL SPRINKLER	100 S.F.
10. REQUIRED DESIGN FLOW RATE AT SOURCE OR PUMP DISCH.	1607.3 GPM
REQUIRED DESIGN PRESSURE AT SOURCE OR PUMP DISCH.	56.0 PSI
11. PRESSURE SETTINGS FOR PRESSURE REDUCING VALVE	N/A PSI
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