



For Lease/Sale

High Traffic, Signalized Corner Location

601 E. Imperial Hwy, La Habra, CA
(just west of Harbor Blvd.)

70,000 SF Retail or Industrial Building



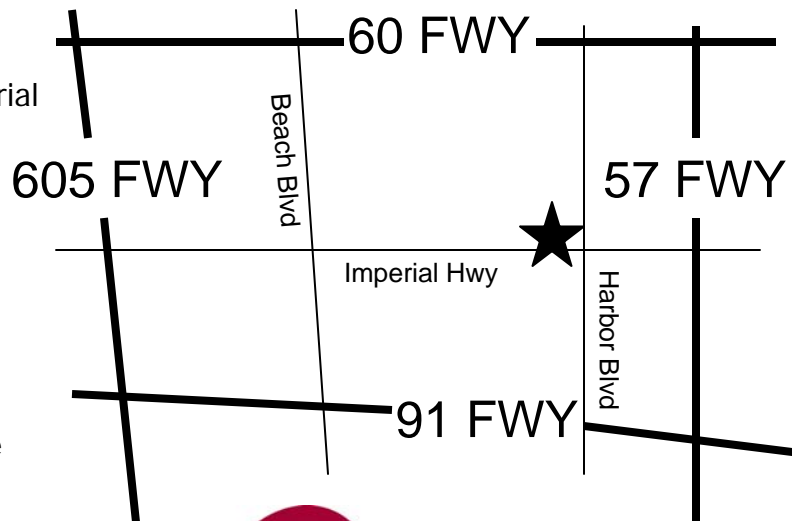
Major Price Reduction!
Only \$7M or \$38,500/MO

**Add'l 34,000 SF
of Covered Storage**

Features:

- Railroad Spur to Site
- Signalized Corner Lot Located on the NEC of Imperial Hwy & Leslie Street
- 4 – 10.2 Acres with up to 890' Frontage On Imperial
- High Traffic Count 160,000 ADT
- Free Standing Retail/Industrial Bldg
- 2 Truck High Loading Dock
- 4 Truck Ground Level Loading Doors
- Paved & Fenced Yard
- **70K SF Building on 4 Acres w/Rail**
\$7,000,000 or \$38,500/MO NNN Lease
- Adjacent 2 Acres w/Rail and 34K SF of Covered Storage for an Additional \$1,750,000 or \$8,000/MO NNN Lease
- 4 More Acres of Contiguous Land Available for \$20/FT or \$3,500,000 or \$16,000/MO NNN Lease

Perfect For Building Supply, Carpet, Flooring, Gym, Supermarket, Mixed Use, and Any Other City Permitted Use



This Part can be Bought or Leased Separately From

Other 4-6 Acres if Only Land If Desired for a total of \$12,250,000

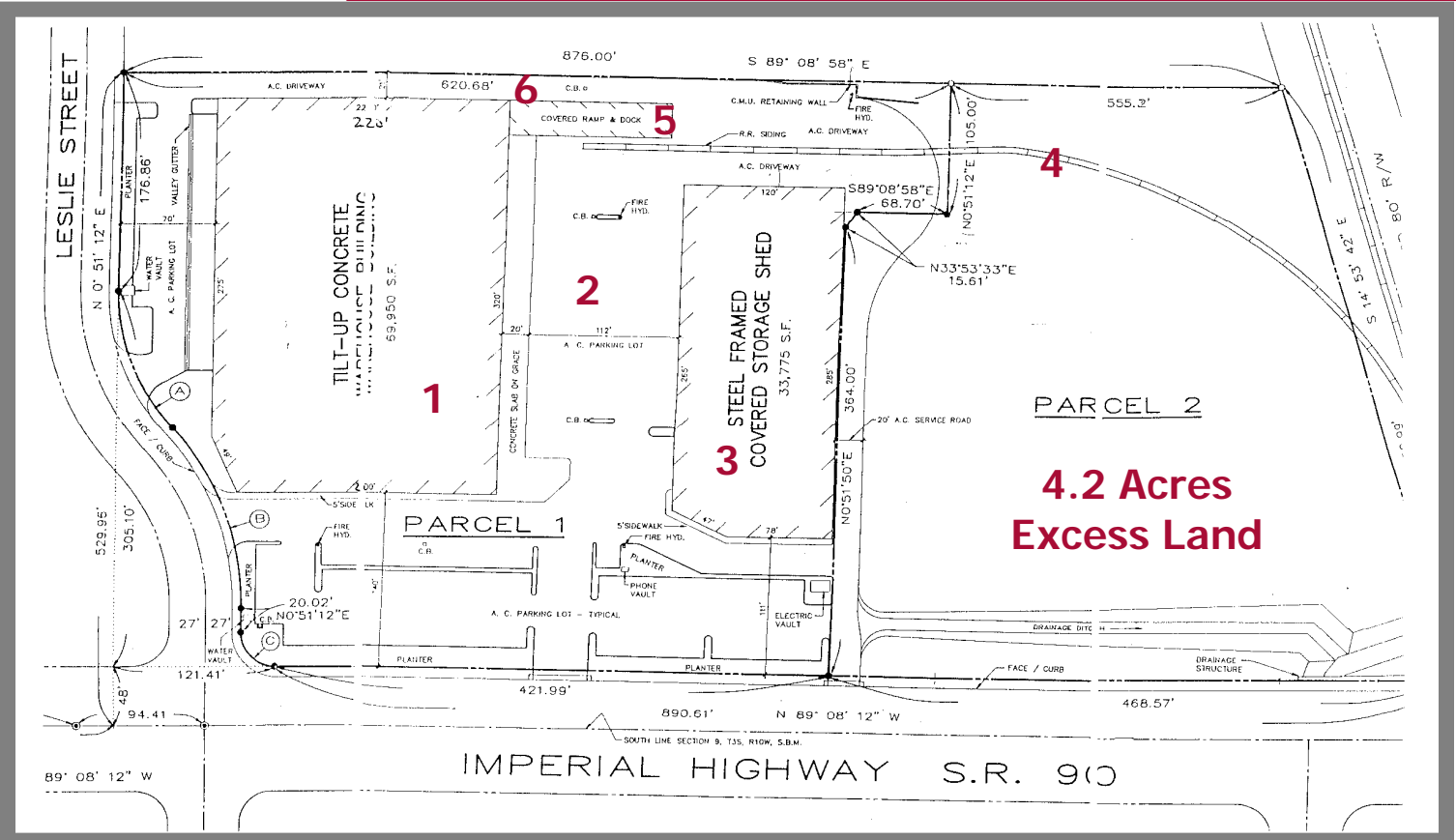


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Site Plan

601 E. Imperial Hwy, La Habra, CA 90631
(just west of Harbor Blvd.)



- 1. Warehouse
- 2. Paved & Fenced Yard
- 3. Covered Storage
- 4. Railroad Spur
- 5. Trucks Dock
- 6. Truck Entrance



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