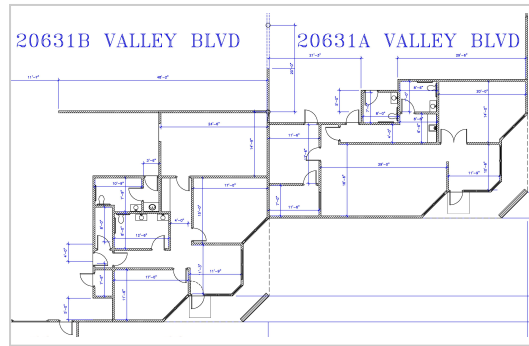
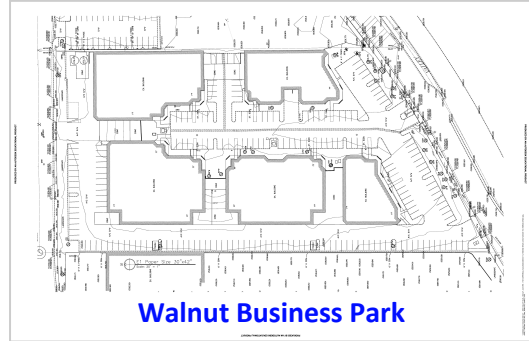




# Warehouse For Lease

20631 Valley Blvd, Walnut CA91789



**Property Information:**  
**Address:** 20631 Valley Blvd., #A,  
 Walnut, CA 91789  
**Total rentable space :** 13,266 sqft (Office Space: 1505 sqft  
 + Warehouse Space: 11761 sqft)  
**Rent:** Base rent \$1.75/SQFT + CAM  
**Lease Term:** 3 Years with 4% increasement per year.  
**Ceiling Hight:** 20 feet  
**Parking:** 20

**Property Information:**  
**Address:** 20631 Valley Blvd., #B,  
 Walnut, CA 91789  
**Total rentable space :** 5,088 sqft (Office Space: 1,462 sqft  
 + Warehouse Space: 3,626 sqft)  
**Rent:** Base rent \$1.75/SQFT + CAM  
**Lease Term:** 3 Years with 4% increasement  
 per year.  
**Ceiling Hight:** 20 feet  
**Parking:** 8

## Contact:

**Lorena Herrera**  
 Cell: (909) 456-4395  
 lorena@adesso.com

**Sherry Wang**  
 Cell: (626) 991-6278  
 sherry@adesso.com