

# UNIT H AVAILABLE!

A DEVELOPMENT PROJECT BY:



AVAILABLE | NEW DOCK HIGH UNITS FROM 13,341 SF | 26' CEILING HEIGHT

## WESTMINSTER COMMERCE CENTER

905 WESTMINSTER AVENUE | ALHAMBRA, CALIFORNIA

PROJECT WEBSITE: [WWW.WESTMINSTERCOMMERCECENTER.COM](http://WWW.WESTMINSTERCOMMERCECENTER.COM)

**Westminster Commerce Center** is a new 122,729-square-foot business park with nine (9) units ranging in size from 13,341 square feet to 15,903. The project features an attractive east-facing elevation with two-story offices and a concrete rear truck court. Each unit features dock-high and ground-level loading, 26-foot warehouse ceiling height, ESFR sprinklers that allow high-pile storage, 3% skylights, LED lighting and separately metered utilities. Located at the western boundary of the San Gabriel Valley, **Westminster Commerce Center** is only a 13 minutes drive to Downtown Los Angeles, 14 minutes to Pasadena and 12 minutes south to the industrial cities of Vernon and Commerce.

### Project Features:

- Unit H Available
- 26' Ceiling Height
- Concrete Rear Truck Court with Drive Around Accessibility
- ESFR Sprinklers
- 3% Skylights
- Ready Access to 10, 710, 5 and 60 Fwys
- Retail Amenities Nearby on Fremont Ave

### Each Unit Has:

- ±2,024 SF Average Finished Ground Floor Office
- ±2,024 SF Average Finished Office Mezzanine
- Dock High and Ground Level Loading - Docks have Mechanical Load Levelers
- Office Parking in Front
- 300 Amp, 277/480 Volt, 3 Phase Electrical Service, Separate Metered
- LED Warehouse Lighting



For more information, please contact:

**SCOTT A. HEATON, SIOR** | Senior Executive Vice President | 00757159 | +1 323.278.3110 | [scott.heaton@colliers.com](mailto:scott.heaton@colliers.com)

**RILEY HEATON** | Associate | 02002525 | +1 323.278.3118 | [riley.heaton@colliers.com](mailto:riley.heaton@colliers.com)

Colliers International | 5100 South Eastern Avenue, Suite 100 | Commerce, CA 90040 | [www.colliers.com](http://www.colliers.com)

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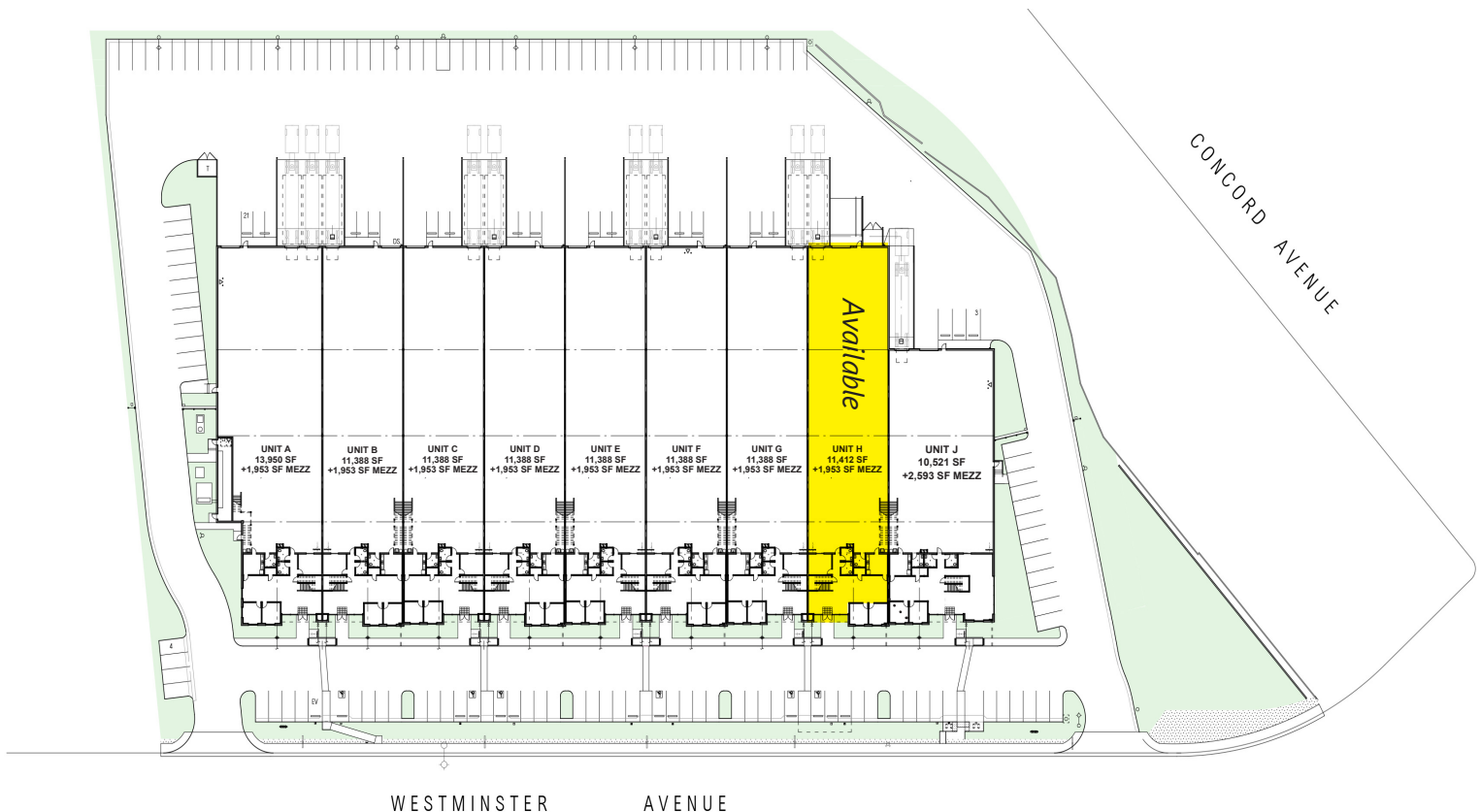




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