



**BUILDING COMPLETE -
TWO UNITS LEASED!**

A DEVELOPMENT PROJECT BY:



**DEDEAUX
PROPERTIES**

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

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 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:

- Units from 13,341 SF to 15,903 SF in Size
- Units A&B, C&D, E&F Can be Combined to ±29,000 SF
- 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:

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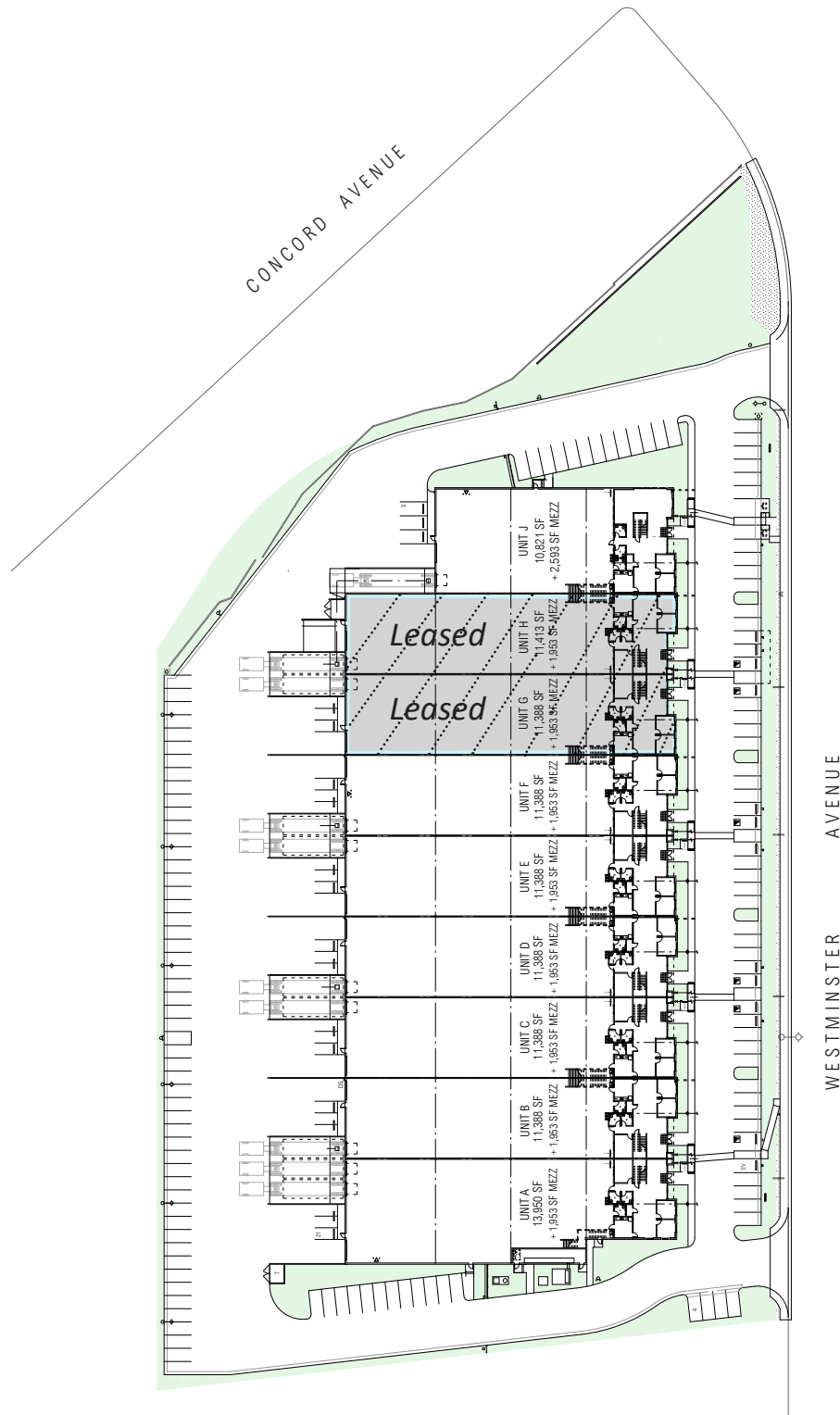
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FOR LEASE | 9 NEW DOCK HIGH UNITS FROM 10,821 SF | 26' CEILING HEIGHT
WESTMINSTER COMMERCE CENTER
905 WESTMINSTER AVENUE | ALHAMBRA, CALIFORNIA

Site Plan:



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