



 243,856 CPD

FREESTANDING 52,409 SF INDUSTRIAL BUILDING FOR SALE/LEASE

**19501 E. WALNUT
DRIVE S.**

C I T Y O F I N D U S T R Y | C A

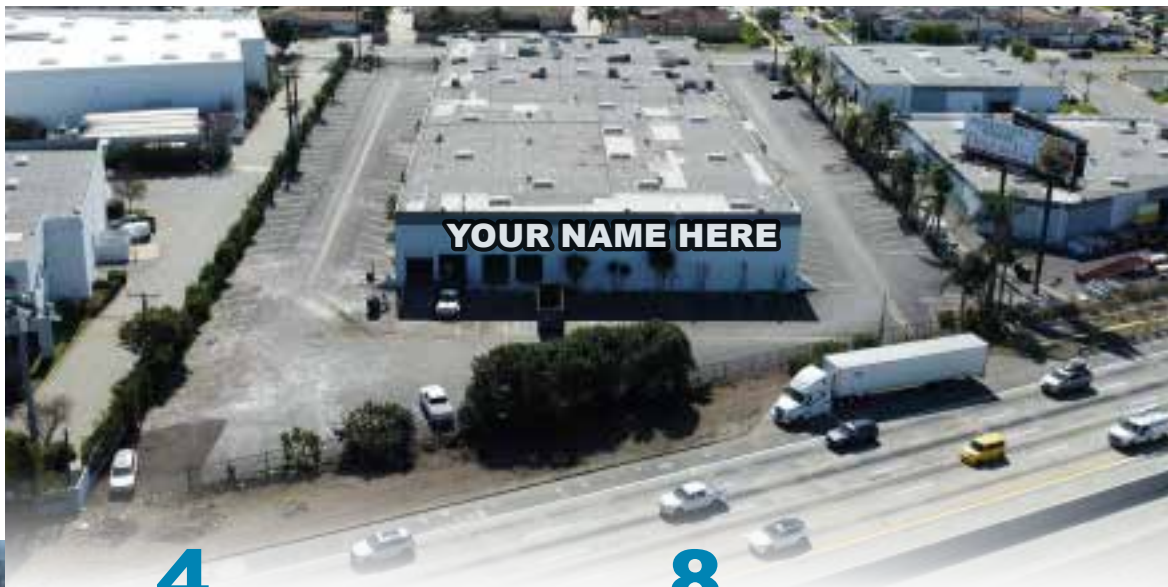


PRIME LOCATION WITH DIRECT 60 FWY FRONTAGE

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CITY OF INDUSTRY | CA



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LOCATION HIGHLIGHTS



PUBLIC TRANSPORTATION

Commuter Rail

Industry Commuter Rail (Riverside Line)

7 min | 2.3 mi



AIRPORT

Ontario International Airport

26 min | 19.4 mi

John Wayne Airport

33 min | 25.8 mi

Long Beach Airport

41 min | 31.2 mi

LAX

59 min | 38 mi

19501 E. WALNUT DRIVE S.
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10 MILES

20 MILES

40 MILES



Zip	91748
Submarket	City of Industry
Submarket Cluster	San Gabriel Valley
Location Type	Suburban
Market	Los Angeles (CA)
County	Los Angeles
State	California
CBSA	Los Angeles- Long Beach-Glendale, CADMA Palm Springs, CA
Country	United States

INVESTMENT HIGHLIGHTS

THE OFFERING

The 52,409 square foot freestanding industrial property at 19501 E. Walnut Dr. S., located in the heart of the City of Industry, California, represents an exceptional investment opportunity in a prime Southern California industrial submarket, is a thriving hub for industrial and logistics operations. Strategically positioned with prominent 60 Freeway frontage and corner visibility at Wright Way and Walnut Dr., this asset offers strong long-term value supported by robust market fundamentals and desirable property attributes.

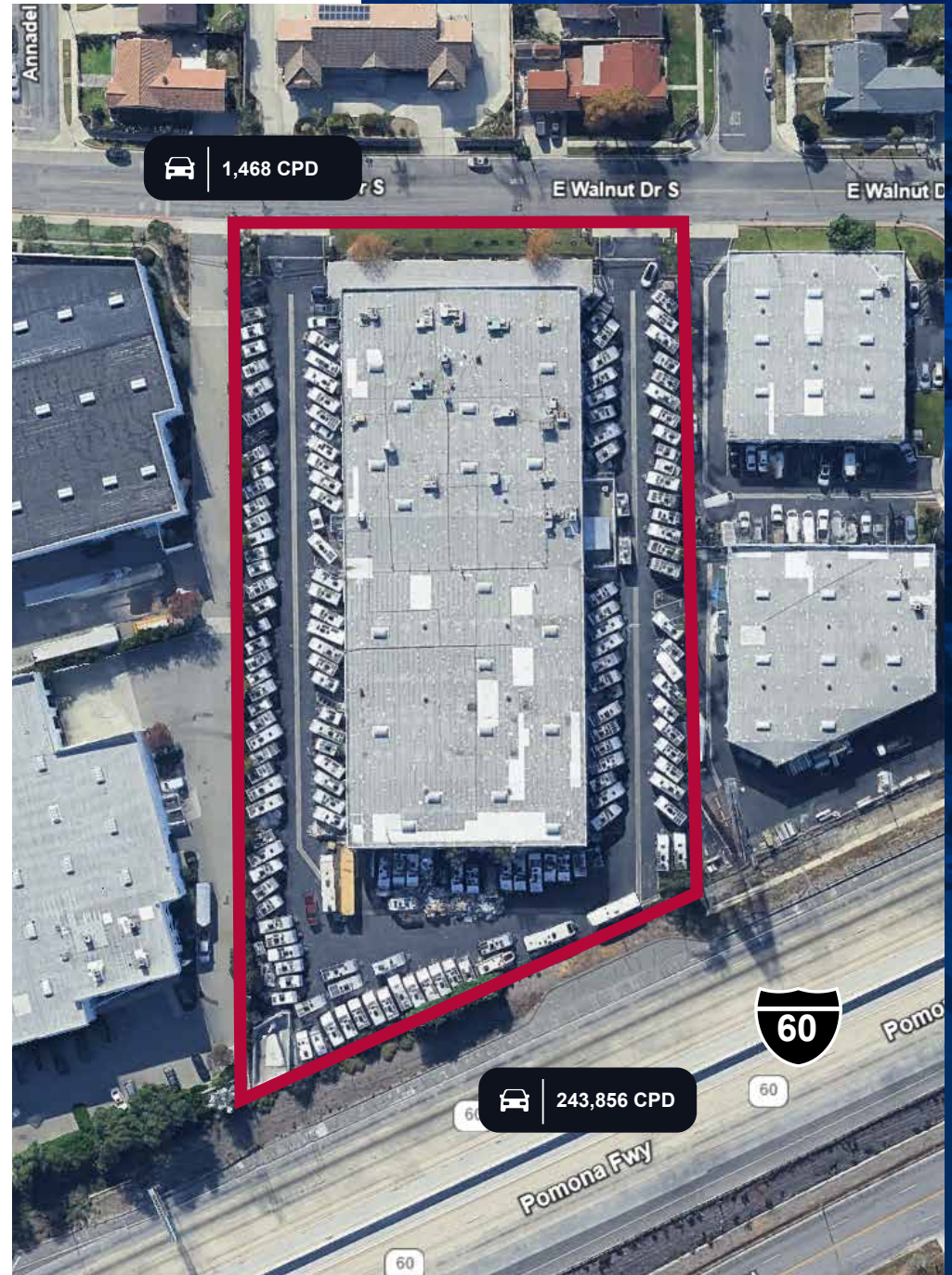
Situated on a large 127,939 square foot (2.937 Acres) fully fenced lot with 168 parking spaces, the property features 24' minimum clear height, three (3) dock high loading positions expandable to five (5) dock high loading positions. Additionally, the property boasts rare heavy power of 2,000 AMPS, 3-Phase and 4-Wire as well as a sprinkler system. This prime, 60 Freeway visible City of Industry location supports a range of industrial uses, including manufacturing, warehousing, and distribution.

CALL BROKER TO SCHEDULE TOUR

- + Desirable location with 60 Freeway frontage
- + Prime East City of Industry location with historically low vacancy and high rent growth metrics
- + Potential Multi-Tenant Configuration for future Investment upside
- + Rare Drive-Around Fully Fenced Yard
- + Entire building is vacant and ready for immediate occupancy

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19501 E. WALNUT DRIVE S.
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PROPERTY HIGHLIGHTS

TOTALING ± 52,409 Square Feet

LOT SIZE ± 127,939 SF | 2.937 AC

DEMOGRAPHICS City of Industry

CLEAR HEIGHT 24'

FRONTAGE 60 Fwy and Street Frontage

GROUND LEVEL DOORS 1

DOCK HIGH DOORS 3 Dock High Doors w/ future expansion to 5 possible

PARKING 168

YARD Fully Fenced Lot

POWER Rare heavy power of 2,000 AMPS, 3-Phase and 4-Wire with backup generator

ASKING PRICE Negotiable




LEASE RATE Lease Rate Negotiable

FEATURES

- Desirable location with 60 Freeway frontage and prominent signage opportunity
- Prime East City of Industry location with historically low vacancy and high rent growth metrics
- Potential Multi-Tenant Configuration for future Investment upside
- Rare Drive-Around Fully Fenced Yard
- Sprinklered Building



SALE COMPS

	Address	Building SF	Land SF	Sale Price	Price PSF	Year Built	Date Sold	
1	18810 E San Jose Ave City of Industry, CA 91748	33,560	77,537	\$13,928,000	\$415.02	1978	Aug-24	
2	18689-18701 Arenth Ave Rowland Heights, CA 91748	91,151	179,903	\$38,400,000	\$421.28	1986	Jan-24	
3	14955 E Don Julian Rd City Of Industry, CA 91746	74,162	145,490	\$30,500,500	\$411.27	1987	Dec-23	
Totals		198,873	402,930					
Averages		66,291	134,310		\$415.86	1984		

PROPERTY HIGHLIGHTS



24'
CLEAR
HEIGHT



**1 GL. DOOR + 3 DH
DOORS WITH FUTURE
EXPANSION TO
5 POSSIBLE**



52,409 SF
BLDG. SIZE



SPRINKLERED



**FULLY
FENCED**



**FREEWAY
FRONTAGE**



SIGNAGE



**±127,939 SF
2.937 AC
LOT SIZE**



**168
PARKING
SPACES**

E. WALNUT DR. S



1,468 CPD

YOUR NAME HERE



243,856 CPD

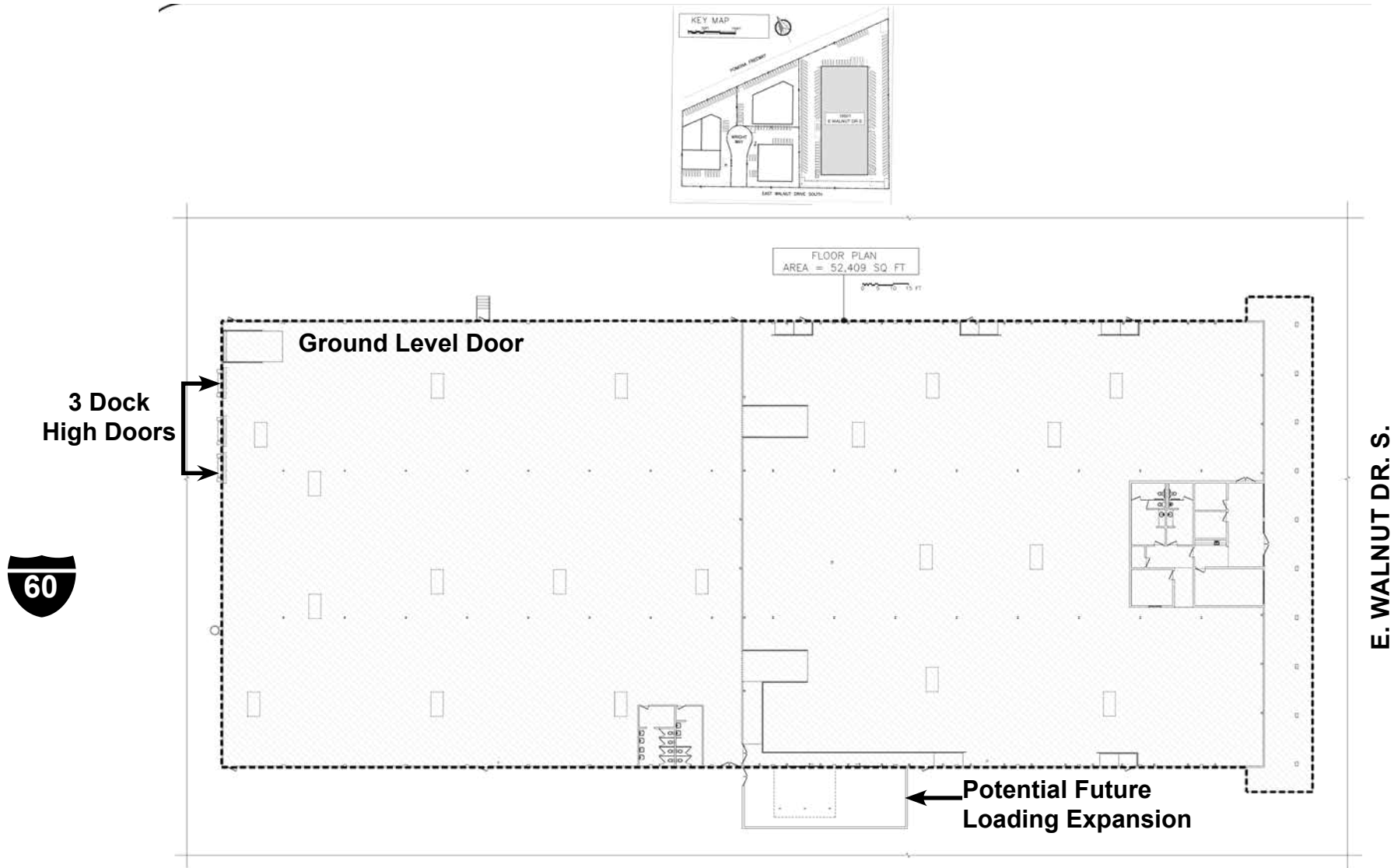


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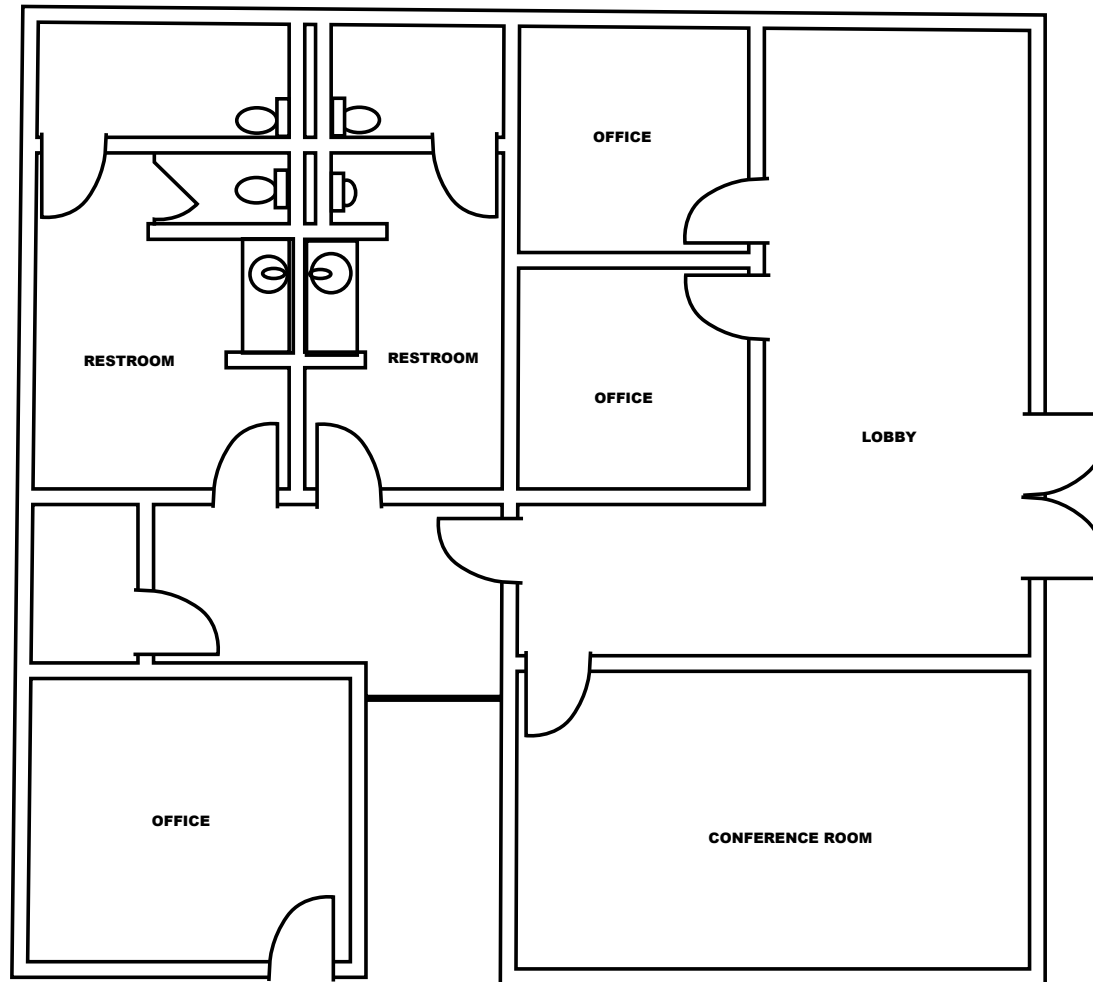
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SITEPLAN



OFFICE FLOOR PLAN



MARKET ACTIVITY

KEY TAKE AWAYS

ECONOMIC OUTLOOK


MARKET

- **Vacancy Rate:** Declined by 41 bps to 5.80% in Q1.
- **Net Absorption:** Remained positive in Q1, totaling 660K SF.
- **Asking Rents:** Declined by 3.5% or \$0.05 PSF from Q4 to \$1.39 PSF NNN in Q1.
- **Industrial Supply:** No deliveries in Q1. Construction activity revised to 445K SF.
- **Sale:** The median price PSF in Q1 was \$280.69. Sales volume increased 72.3% totaling \$321.6M in Q1.

ECONOMIC OUTLOOK

- **Interest Rates:** At both the January & March meetings, the FOMC decided hold rates at 4.25-4.50%. FOMC members are only projecting two 25 bps cuts to occur in 2025.
- **Supply Chain:** YTD Y/Y volume at the San Pedro Port Complex is up 15.3%. The cost from China/East Asia to North America West Coast declined 63% over Q1, ending at \$2,187 per container. (Freightos). Newly announced sweeping tariffs aimed at resetting global trade will potentially have a significant impact on businesses and consumers. To avoid the impact of the tariffs, businesses may decide to onshore manufacturing. A positive sign for the industrial real estate sector.



Direct Vacancy
✓ 5.00%


Net Absorption
▲ 659,675 SF


Overall Vacancy
✓ 5.80%


Gross Absorption
✓ 2,761,881 SF


Under Construction
▲ 444,547 SF



Rental Rates (NNN)
✓ \$1.39


Median Sale \$/SF
▲ \$280.69


Deal Volume
▲ \$321.6M


U.S. Employment
◀ 4.1%



U6 Rate
▲ 8.0%



Interest Rate
✓ 6.65%
(30 year fixed)


Changing GDP
✓ -3.7%


Port Traffic Y/Y Δ
▲ 15.3%


NYSE Performance
✓ -5.4%


Inflation Change
▲ 2.81%


10 Yr. - 2 Yr. Spread
▲ 34 BPS

EXPERIENCE IN A CHANGING MARKET

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CORPORATE NEIGHBORS MAP



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