



4% Procuring Fee

9220½

4,493 SF AVAILABLE FOR LEASE

CORNERSTONE COMMERCE CENTER

WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

9220.5 Hall Road, Downey, CA 90241

Location Highlights

- Ideal Mid-Counties Location
- Secure Gated Park
- Excellent access to 5, 605, 91, and 105 freeways
- Ideal for light mfg, storage, distribution, or service center
- Institutionally Owned and Managed



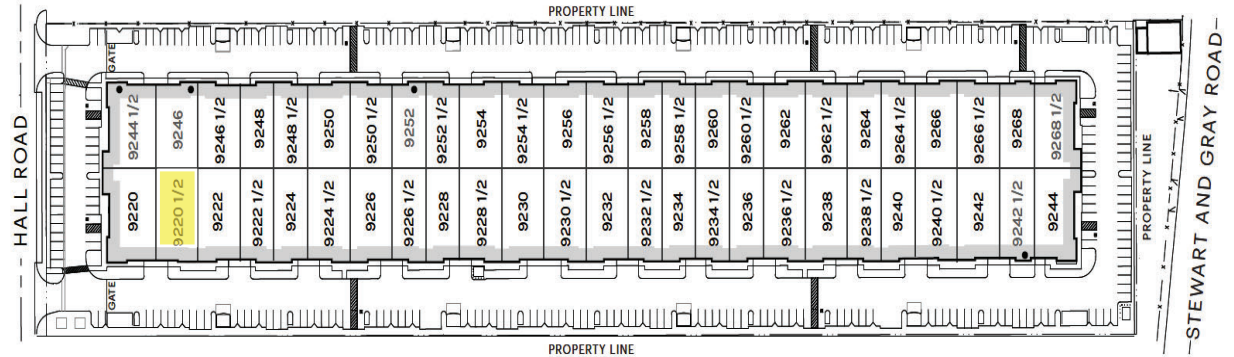
CORNERSTONE COMMERCE CENTER



Industrial Condominium Complex

9220.5 Hall Road

- 18' Minimum Clearance
- Sprinklered
- 12' x 14' Ground Level Loading Door
- M2 Zoned
- 2 offices + 1 restroom + coffee bar
- 5 assigned parking spaces
- 200 Amps Capacity (tenant to verify)
- Professional Business Environment

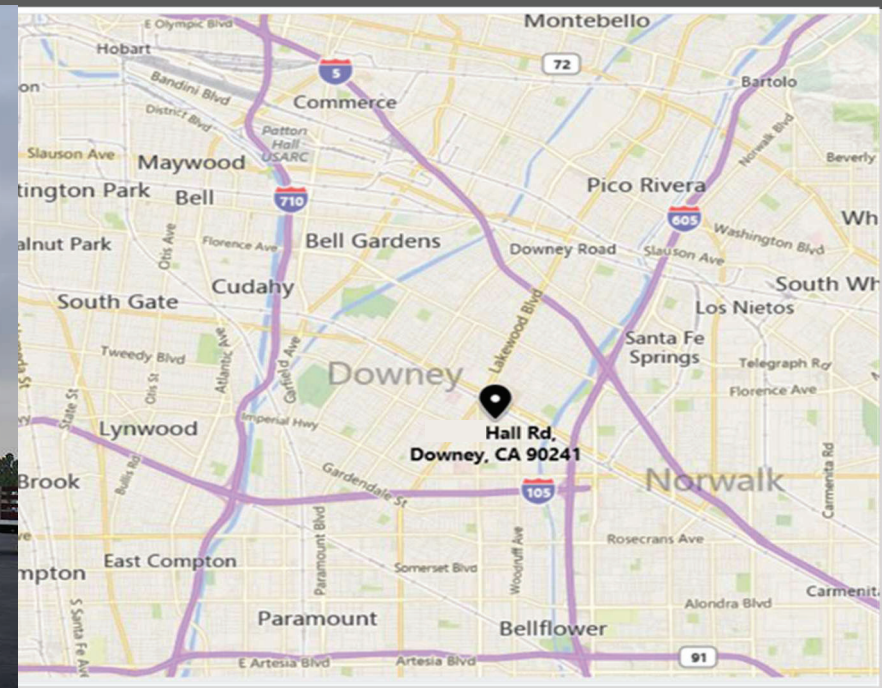


For Lease

4,493 SF

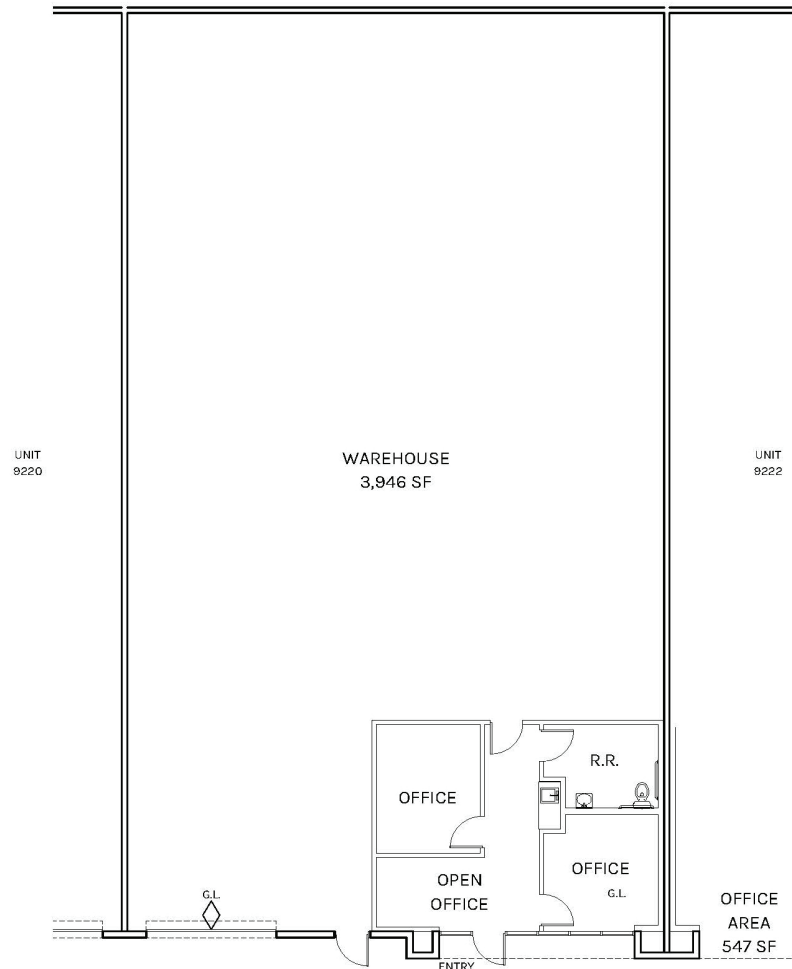
9220.5 - 9268 Hall Road, Downey, CA

LOS ANGELES COUNTY





**Rexford
Industrial**



Leasing Contact

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President

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**PENTA PACIFIC
PROPERTIES**
INDUSTRIAL REAL ESTATE BROKERAGE

PENTA PACIFIC PROPERTIES
9500 Norwalk Boulevard
Santa Fe Springs, CA 90670
CA License #00346517

WAREHOUSE
3,946 SF

OFFICE
547 SF

TOTAL
4,493 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.