

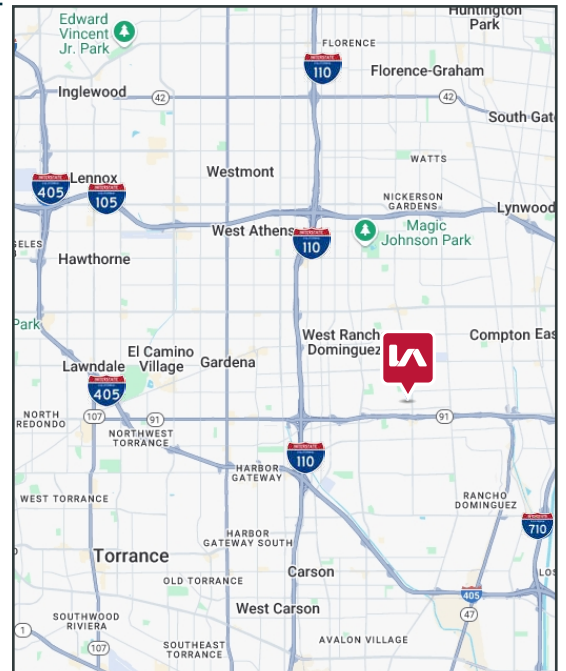


PROPERTY FEATURES

Available: ±1,920 SF – 7,836 SF

Zoning: CAML

- Common Area Maintenance Fee: \$0.08 / SF
- Fenced & Gated Multi-Tenant Industrial Park
- Professionally Managed & Maintained Business Park
- Easy Access to Parking
- Immediate Access to 91, 110 & 405 Freeways
- Recently Renovated Industrial/Flex Units
- 3D Matterport Virtual Tour Available to View



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Max P. Eddy

Associate | Cal DRE# 02163858

P: +1(562) 354-2538

E: meddy@leelalb.com

Brandon Carrillo

Principal | Cal DRE# 01745362

P: +1(562) 354-2510

E: bcarrillo@leelalb.com

Garrett Massaro, SIOR

Principal | Cal DRE# 01771471

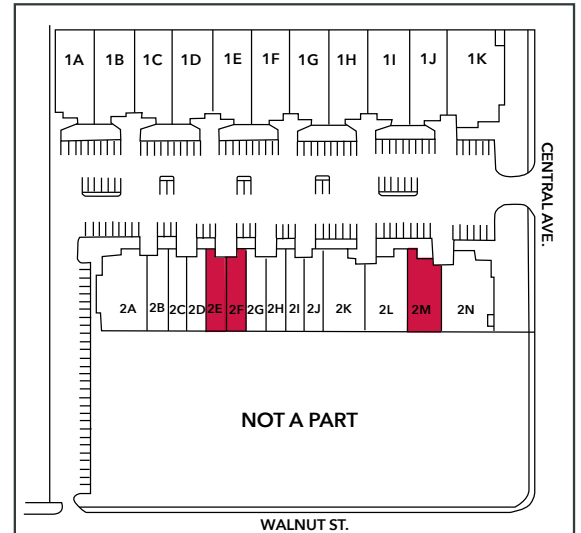
P: +1(562) 354-2516

E: gmassaro@leelalb.com

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

AVAILABLE SUITES

UNIT	SQ FT	RATE	DESCRIPTION	3D TOUR
17121 Central Ave.				
2E	±1,920 SF	\$1.40 / SF G (\$2,688.00 / Month)	Available Now. 1 Private Office, Restroom, Open Warehouse Area, 10' x 11' GL Door, 15' Clear, 125 Amps, 240 V, 3 Phase Power	VIRTUAL TOUR
2F	±1,920 SF	\$1.40 / SF G (\$2,688.00 / Month)	Available Now. 1 Private Office, Restroom, Open Warehouse Area, 10' x 11' GL Door, 15' Clear, 125 Amps, 240 V, 3 Phase Power	VIRTUAL TOUR
2M	±3,996 SF	\$1.30 / SF G (\$5,194.80 / Month)	Available Now. Open Office Area/1 Private Office, Clear Span Warehouse, 11' x 12' GL Door, 14' Clear Height, 200 Amps, 240 V, 3 Phase Power	VIRTUAL TOUR



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Max P. Eddy

Associate | Cal DRE# 02163858

P: +1(562) 354-2538

E: meddy@leelalb.com

Brandon Carrillo

Principal | Cal DRE# 01745362

P: +1(562) 354-2510

E: bcarrillo@leelalb.com

Garrett Massaro, SIOR

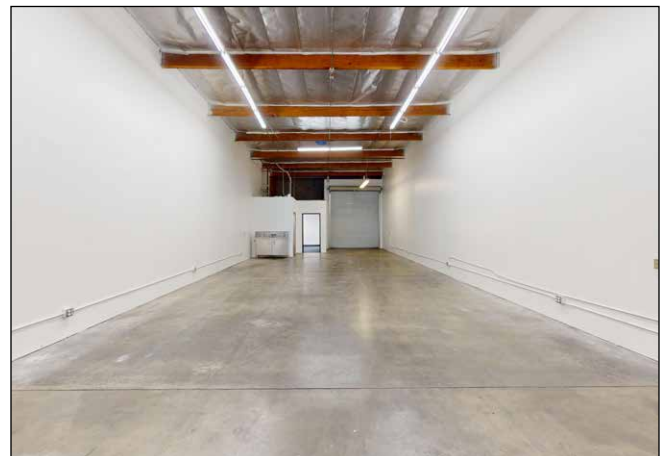
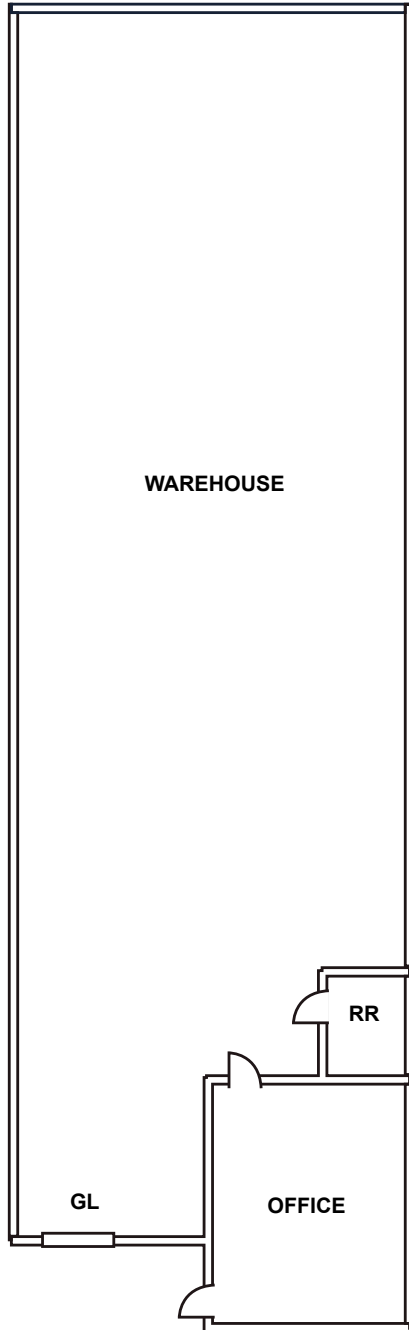
Principal | Cal DRE# 01771471

P: +1(562) 354-2516

E: gmassaro@leelalb.com

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

UNIT 2E - FLOOR PLAN (NOT DRAWN TO SCALE)



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Max P. Eddy

Associate | Cal DRE# 02163858

P: +1(562) 354-2538

E: meddy@leelalb.com

Brandon Carrillo

Principal | Cal DRE# 01745362

P: +1(562) 354-2510

E: bcarrillo@leelalb.com

Garrett Massaro, SIOR

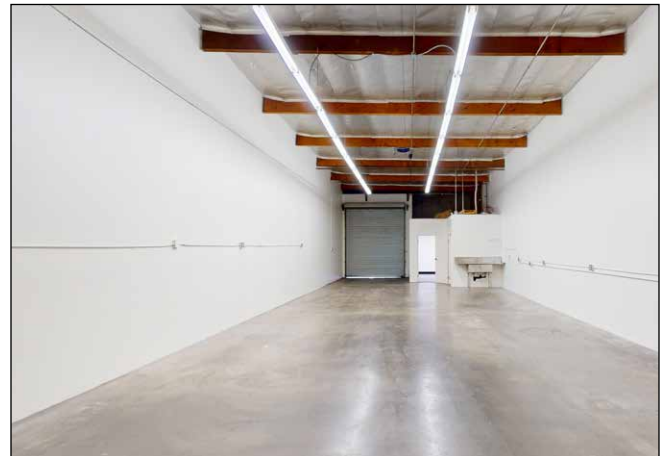
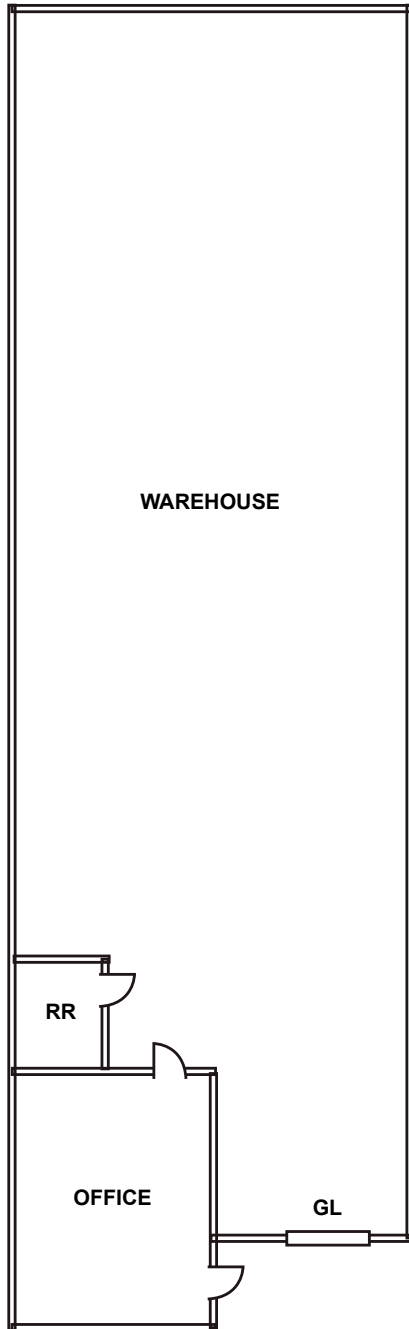
Principal | Cal DRE# 01771471

P: +1(562) 354-2516

E: gmassaro@leelalb.com

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

UNIT 2F - FLOOR PLAN (NOT DRAWN TO SCALE)



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Max P. Eddy

Associate | Cal DRE# 02163858

P: +1(562) 354-2538

E: meddy@leelalb.com

Brandon Carrillo

Principal | Cal DRE# 01745362

P: +1(562) 354-2510

E: bcarrillo@leelalb.com

Garrett Massaro, SIOR

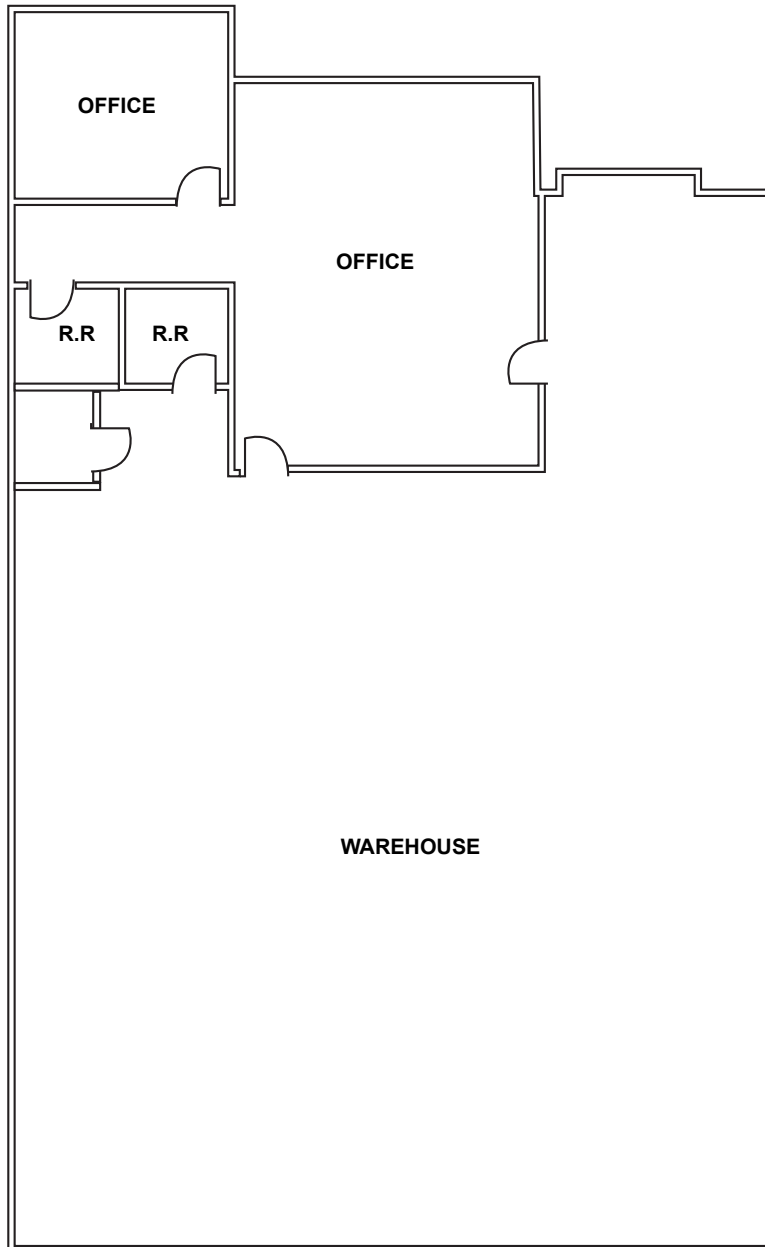
Principal | Cal DRE# 01771471

P: +1(562) 354-2516

E: gmassaro@leelalb.com

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

UNIT 2M - FLOOR PLAN (NOT DRAWN TO SCALE)



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Max P. Eddy

Associate | Cal DRE# 02163858

P: +1(562) 354-2538

E: meddy@leelalb.com

Brandon Carrillo

Principal | Cal DRE# 01745362

P: +1(562) 354-2510

E: bcarrillo@leelalb.com

Garrett Massaro, SIOR

Principal | Cal DRE# 01771471

P: +1(562) 354-2516

E: gmassaro@leelalb.com

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.