FOR LEASE OR SALE **±2.3 ACRES** (±100,500 SF) Fully Improved Turnkey Truck / Outside Storage Yard

206 W 196TH ST Unincorporated LA, CA

Normandie Ave

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> LEE & ASSOCIATES



SITE ADDRESS

PROF

206 W 196th St Unincorporated LA



LAND SIZE

2.3 Acres 100, 500 SF (Land)



YARD

7' Thick Full Concrete / Fenced Yard



M-2 Industrial Zone



DISTANCES

LAX - 7 Miles Ports of LA/LB - 6.5 Miles



PROXIMITY

Close Proximity to 405 & 110 Freeways

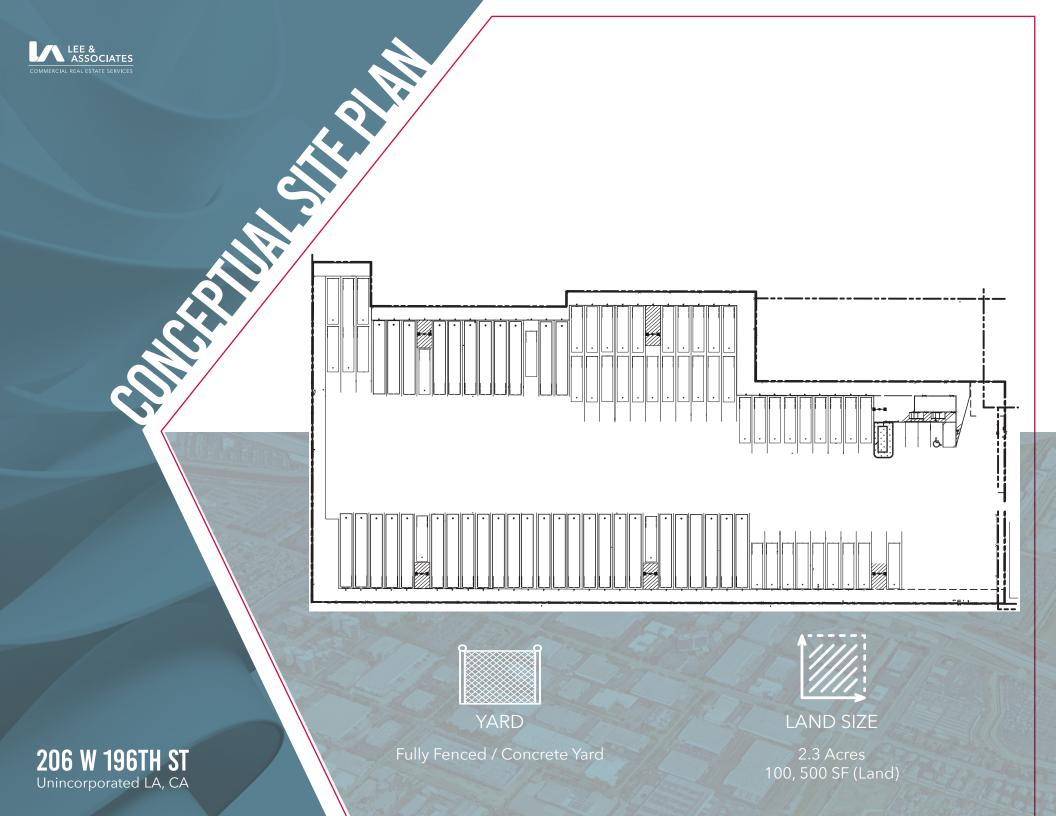
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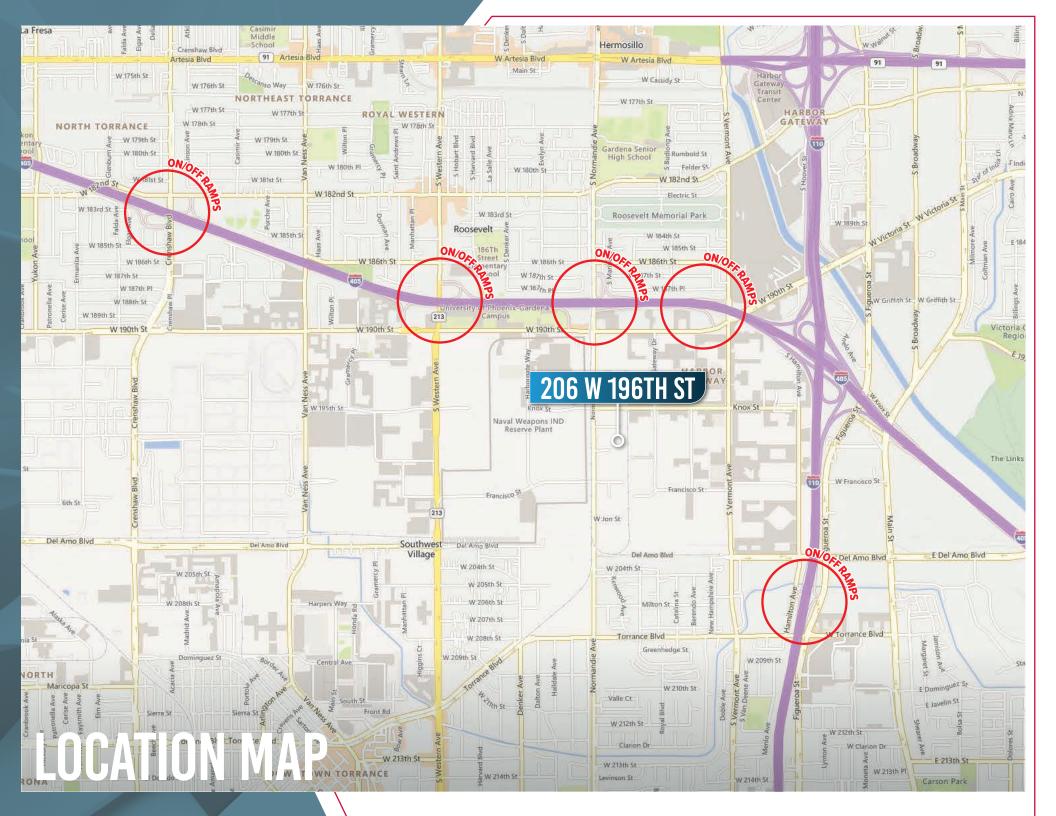


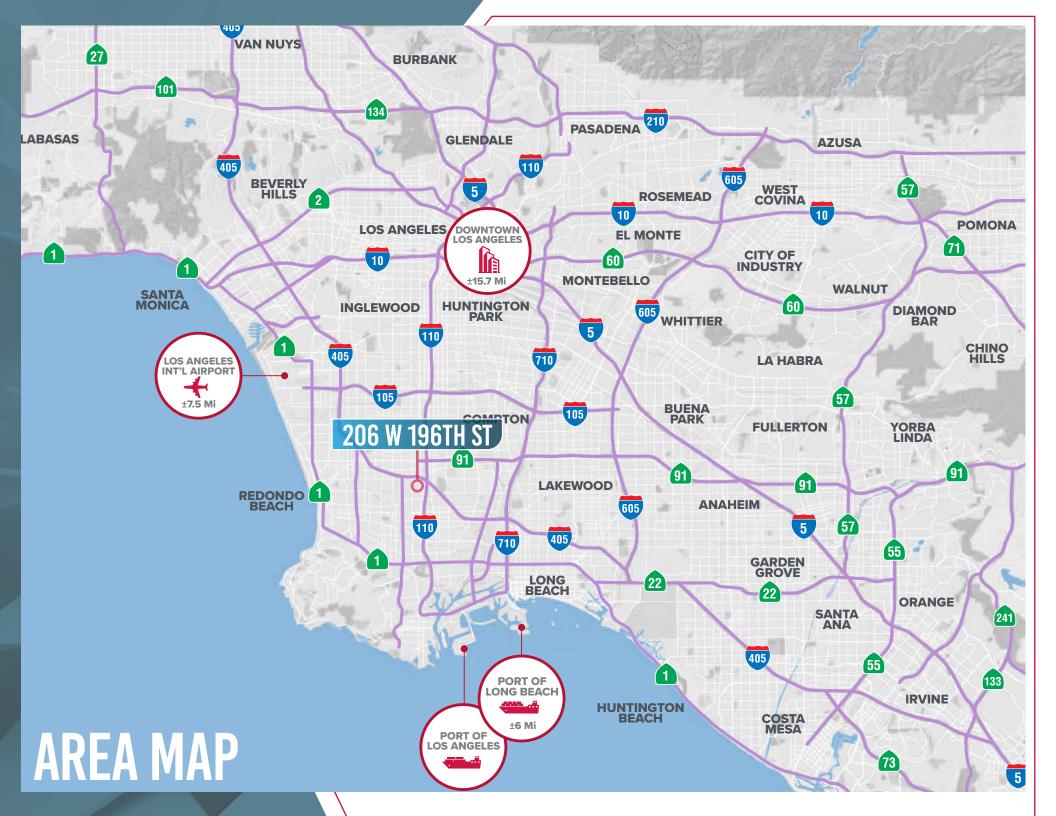
- ±2.3 Acres / ±100,500 SF
 - Full Concrete Yard (7' thick)
 - ±400 SF Modular Office with Restrooms
 - Fully Fenced / Secured
 - Infrastructure Available to Accommodate Eight (8) EV Charging Stations
 - New Lighting Throughout with Conduit for Cameras
 - Unincorporated LA County
 - Container / Truck Parking Allowed

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